

OFFERING MEMORANDUM

ATTRACTIVE OWNER FINANCING



INVESTMENT ADVISORS



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PROPERTY SUMMARY



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EXECUTIVE SUMMARY

PROPERTY DETAILS

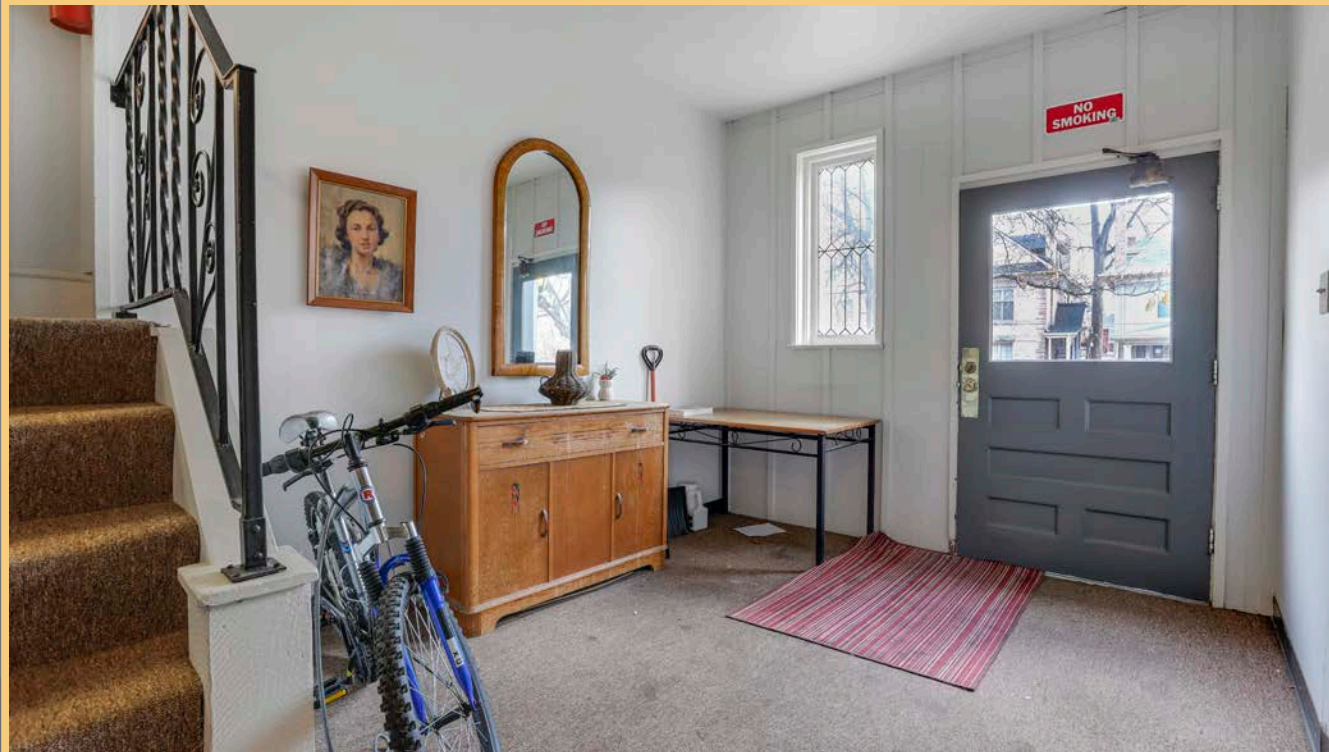
| | |
|--------------------|---------------------------------------|
| Address | 1133 Clarkson St. Denver, CO 80218 |
| Price | \$925,000 |
| # of Units | 6 |
| Building Size | 3,202 SF |
| Lot Size | 5,376 SF |
| Year Built | 1898 |
| Roof | Pitched |
| Building Type | Brick-Block |
| Heat | Forced Air |
| Zoning | G-MU-5 |
| Off-Street Parking | 2 Spaces |
| Garage | 1 Double Garage |

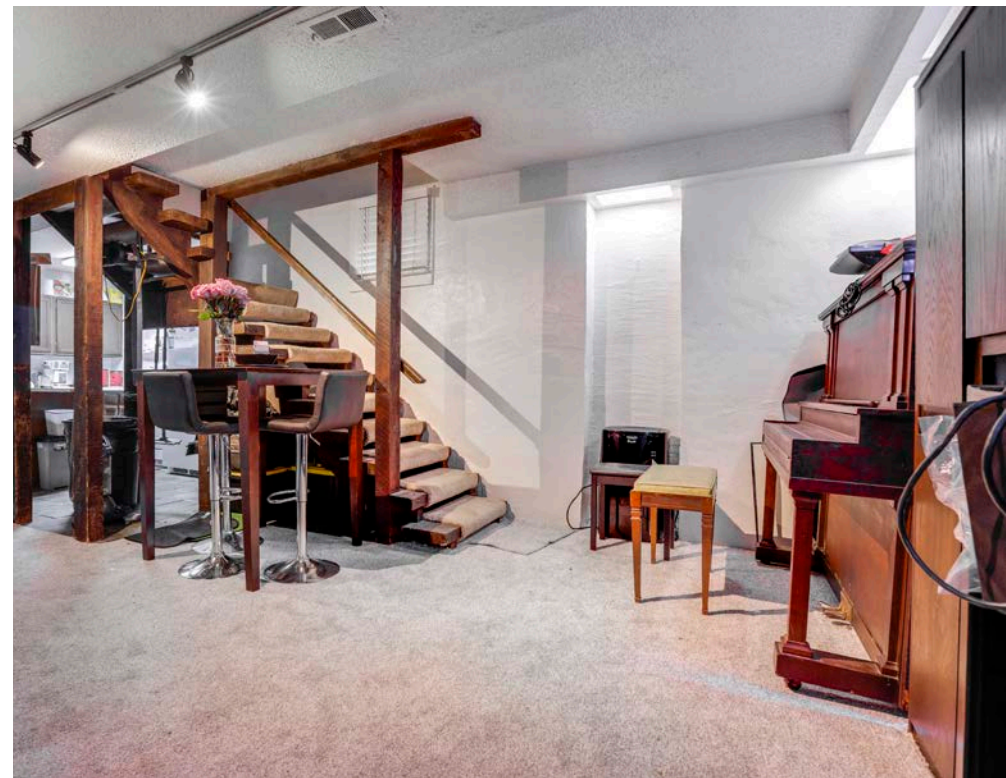
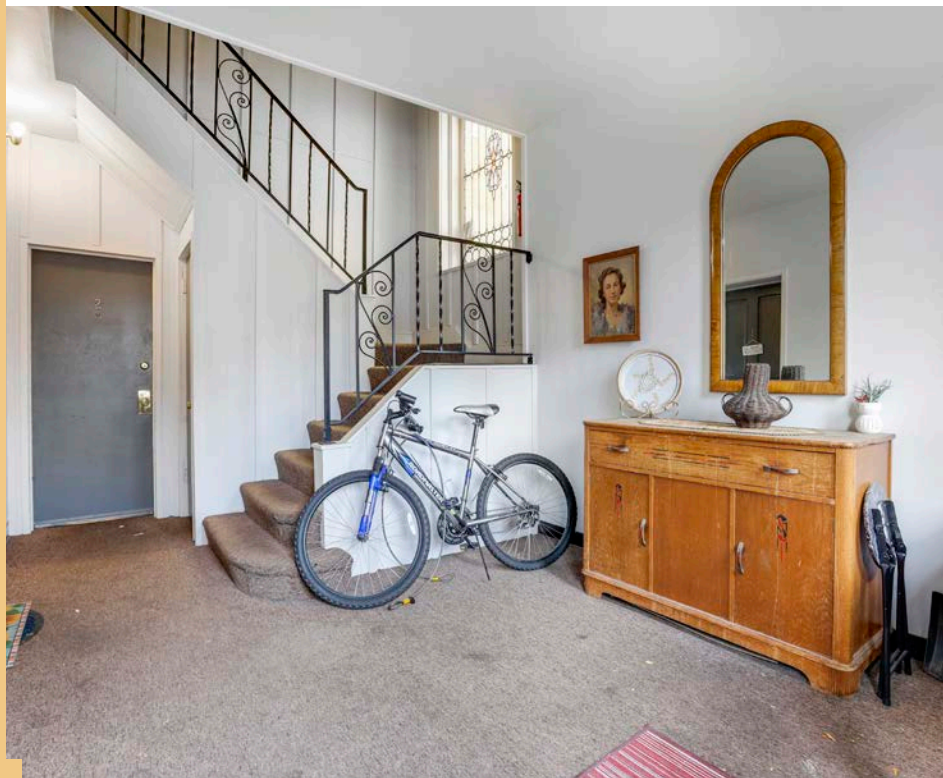
PROPERTY HIGHLIGHTS

- Long term interest only seller financing
- Located in Capitol Hill neighborhood
- Available garage and off-street parking
- Classic vintage multifamily property
- On-site laundry

1133 Clarkson Street is a classic, vintage multifamily building tucked into Denver's highly sought-after Capitol Hill neighborhood, right at 11th and Clarkson. The property features six unique one bedroom units that still showcase their original architectural charm, functional layouts and many opportunities to improve operations through light updates. It also includes a detached two-car garage and two additional off-street parking spaces. Altogether, it's a rare opportunity to own a timeless asset in one of Denver's most stable and consistently strong rental markets.

For qualified buyers, the seller is offering attractive owner-carry financing with interest-only payments and a flexible long-term structure that enhances immediate cash flow. With consistently strong occupancy and clear potential for rent increases as leases turn, this offering represents an exceptional investment opportunity in the heart of Denver. Seller financing is preferred, but the seller will consider offers without it.



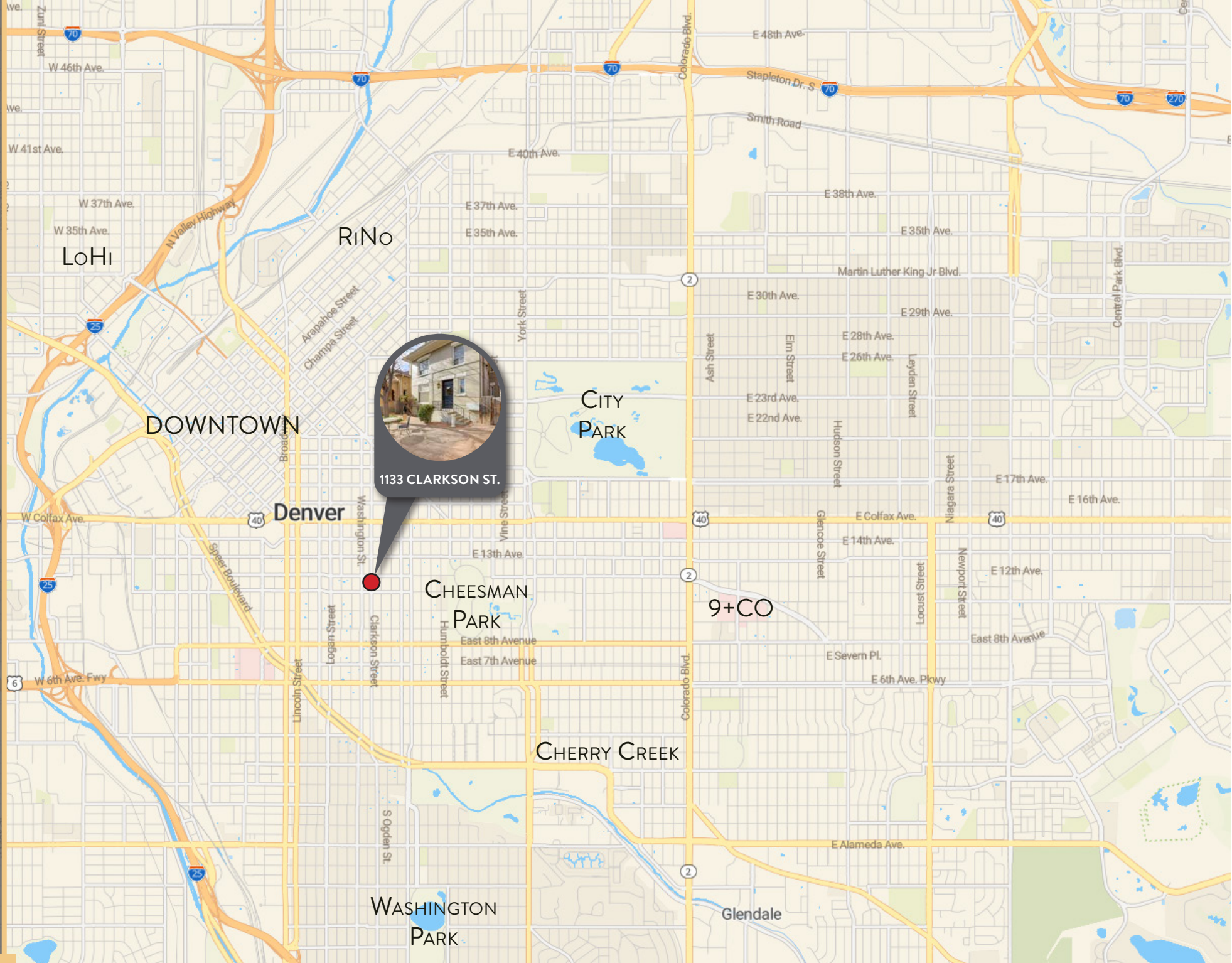




LOCATION OVERVIEW



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CAPITOL HILL

Denver's Capitol Hill is a centrally located neighborhood that offers a vibrant mix of Colorado history, architectural charm, parks, bars, and restaurants. "Cap Hill" is Denver's most densely populated neighborhood and is home to many apartment buildings, from modern, 11-story high rises to quaint older walk-ups.

Explore the gold-domed Colorado State Capitol with its "Mile High" marker on the 13th step. Civic Center Park regularly plays host to live music and food trucks. Within this area, you'll find some of Denver's finest museums nestled among beautiful turn-of-the-century mansions of Cap Hill, including the Molly Brown House Museum which tells the story of the "Unsinkable" Molly Brown.

Walk
Score
91

WALKER'S PARADISE

Daily errands do not require a car

Transit
Score
72

EXCELLENT TRANSIT

Transit is convenient for most trips

Bike
Score
99

BIKER'S PARADISE

Daily errands can be accomplished on a bike





INVESTMENT ANALYSIS



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UNIT MIX & INVESTMENT ANALYSIS

| UNIT TYPE | NO. OF UNITS | APPROX. SF | CURRENT RENT | MONTHLY INCOME | PRO FORMA RENT | PRO FORMA MONTHLY INCOME |
|---------------|--------------|--------------|--------------|----------------|----------------|--------------------------|
| 1Bd/1Ba | 6 | 500 | \$1,208 | \$7,248 | \$1,295 | \$7,770 |
| TOTALS | 6 | 3,000 | | \$7,248 | | \$7,770 |

| INCOME | CURRENT | PRO FORMA |
|------------------------------|-----------------|-----------------|
| Gross Scheduled Income (GSI) | \$87,000 | \$93,240 |
| Vacancy | (\$2,610) | (\$4,662) |
| Parking | \$2,500 | \$2,500 |
| Laundry | \$1,054 | \$1,054 |
| RUBS (\$45/unit/month) | \$4,055 | \$3,240 |
| GROSS RENTAL INCOME | \$87,944 | \$95,372 |
| EXPENSES | CURRENT | PRO FORMA |
| Property Tax | \$6,777 | \$6,777 |
| Insurance | \$4,143 | \$5,400 |
| Gas/Electric | \$2,670 | \$2,670 |
| Water/Sewer | \$2,426 | \$2,426 |
| Trash | \$702 | \$702 |
| Lawn/Snow | \$4,006 | \$1,200 |
| Management | \$5,907 | \$6,200 |
| Repairs/Maint. | \$5,792 | \$5,700 |
| Admin/Misc. | \$255 | \$- |
| TOTAL EXPENSES | \$32,678 | \$31,075 |
| TOTAL EXPENSES / UNIT | \$5,446 | \$5,179 |
| NET OPERATING INCOME | \$55,266 | \$64,297 |

| FINANCIAL ANALYSIS | CURRENT | PRO FORMA |
|------------------------|-------------|-------------|
| Net Operating Income | \$55,266 | \$64,297 |
| Projected Debt Service | (\$44,400) | (\$44,400) |
| Before Tax Cash Flow | \$10,866 | \$19,897 |
| Cash-on-Cash Return | 5.9% | 10.8% |
| Total Return | \$10,866 | \$19,897 |
| CAP RATE | 6.0% | 7.0% |

| INVESTMENT SUMMARY | | PROPOSED SELLER FINANCING | |
|--------------------|-----------|---------------------------|-----------------|
| List Price | \$925,000 | Loan Amount | \$740,000 (80%) |
| Price/Unit | \$154,167 | Down Payment | \$185,000 (20%) |
| Price/SF | \$289 | Interest Rate | 6.00% |
| | | Amortization | 30 Years |



COMPARABLE
SALES



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**SUBJECT PROPERTY**

1133 Clarkson St., Denver, CO

| | |
|------------|-------------|
| Sale Date | JUST LISTED |
| List Price | \$925,000 |
| # Units | 6 |
| Price/Unit | \$154,167 |
| Price/SF | \$289 |
| Cap Rate | 6.0% |

1135 Lipan St
Denver, CO 80204

#1

| | |
|------------|-------------|
| Sale Date | 6/17/25 |
| Sale Price | \$1,295,000 |
| # Units | 6 |
| Price/Unit | \$215,833 |
| Price/SF | \$392 |
| Cap Rate | 5.61% |

1630 N Ogden St
Denver, CO 80218

#2

| | |
|------------|-------------|
| Sale Date | 4/11/25 |
| Sale Price | \$1,475,000 |
| # Units | 6 |
| Price/Unit | \$245,833 |
| Price/SF | \$232 |
| Cap Rate | 7.05% |

1110 Clarkson St
Denver, CO 80218

#3

| | |
|------------|-------------|
| Sale Date | 9/4/24 |
| Sale Price | \$1,585,000 |
| # Units | 7 |
| Price/Unit | \$226,429 |
| Price/SF | \$332 |
| Cap Rate | 5.39% |

1638 Franklin St
Denver, CO 80218

#4

| | |
|------------|-------------|
| Sale Date | 7/22/24 |
| Sale Price | \$1,495,000 |
| # Units | 6 |
| Price/Unit | \$249,167 |
| Price/SF | \$351 |
| Cap Rate | 6.28% |

1247 Clarkson St
Denver, CO 80218

#5

| | |
|------------|-------------|
| Sale Date | 5/28/24 |
| Sale Price | \$1,050,000 |
| # Units | 6 |
| Price/Unit | \$175,000 |
| Price/SF | \$347 |
| Cap Rate | 5.19% |

1070 Marion St
Denver, CO 80218

#6

| | |
|------------|-------------|
| Sale Date | 12/8/23 |
| Sale Price | \$1,440,000 |
| # Units | 6 |
| Price/Unit | \$240,000 |
| Price/SF | \$271 |
| Cap Rate | N/A |

DISCLOSURE AND CONFIDENTIALITY AGREEMENT

This confidential Offering Memorandum has been prepared by NorthPeak Commercial Advisors, LLC (NorthPeak Commercial Advisors) for use by a limited number of qualified parties. This Offering Memorandum has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial real estate projects and developments. NorthPeak Commercial Advisors recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as 1133 Clarkson St., Denver, CO 80218 (the "Property") and of all of the information provided herein related to the Property. By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements or information provided by NorthPeak Commercial Advisors or its brokers.

NorthPeak Commercial Advisors makes no guarantee, warranty, or representation about the completeness or accuracy of the information set forth in this Offering Memorandum. You are responsible to independently verify its accuracy and completeness. NorthPeak Commercial Advisors has prepared the information concerning the Property based upon assumptions relating to the general economy, its knowledge of other similar properties in the market, and on other market assumptions including factors beyond the control of the NorthPeak Commercial Advisors and the Owner of the Property. NorthPeak Commercial Advisors make no representation or warranty as to either the accuracy or completeness of the information contained herein. The information set forth in this Offering Memorandum is not intended to be a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be accurate, NorthPeak Commercial Advisors and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, NorthPeak Commercial Advisors and the Property Owner disclaim any and all liability for any express or implied representations and warranties contained in, or for any omissions from, the Offering Memorandum and for any other written or oral communication transmitted or made available to you. NorthPeak Commercial Advisors shall make available to you, as a qualified prospective investor, additional information concerning the Property and an opportunity to inspect the Property upon written request.

This Offering Memorandum and its contents are intended to remain confidential except for such information which is in the public domain or is otherwise available to the public. By accepting this Offering Memorandum, you agree that you will hold and treat Offering Memorandum in the strictest confidence, that you will not photocopy, duplicate, or distribute it. You agree you will not disclose this Offering Memorandum or its contents to any other person or entity, except to outside advisors retained by you and from whom you have obtained an agreement of confidentiality, without the prior written authorization of NorthPeak Commercial Advisors. You agree that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property. If you determine you have no interest in the property, kindly return the Offering Memorandum to NorthPeak Commercial Advisors at your earliest convenience.



1133 CLARKSON ST. | DENVER, CO

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