

FOR SALE

826-838 Cherry Street Denver CO 80220

## 5 BUILDING 10 UNIT DUPLEX DEVELOPMENT

### DETAILS

PRICE	8,125,000
PROFOMA IRR	15.7%
UNITS	10
RSF	1,750-1,777
OCCUPANCY	0%
CO	DEC 2025



### HIGHLIGHTS

- ▶ 2025 construction
- ▶ Front and back yards for pet-friendly units
- ▶ Rooftop deck
- ▶ Walkability to amenities
- ▶ Central location

### DESCRIPTION

Cherry Street Homes is a newly built collection of five duplexes (10 total units) in a prime Denver infill location. Front units are 1,777 SF and rear units 1,750 SF, featuring modern layouts and finishes. With proximity to Cherry Creek, Rose Medical Center, the 9th & Co redevelopment, and Downtown Denver, the property benefits from strong and diverse renter demand. Brand-new construction minimizes near-term capital needs while offering stable Class A rental appeal.



## JACK ROHR

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**5 BUILDING 10 UNIT DUPLEX DEVELOPMENT**
**10 UNIT PROFORMA**
**Cherry Street Homes – 10 Units | Levered 5-Year Projection**

Assumptions		Unit Mix			
Asking Price	\$8,125,000	SF	Monthly Rent	Rent PSF	
Asking Price/Unit	\$812,500				
Loan-to-Value	65.00%	Unit 1 (5x)	1,777	4500	\$ 2.53
Interest Rate	5.75%	Unit 2 (5x)	1,750	4500	\$ 2.57
Amortization (Years)	30				
Monthly Rent/Unit (Yr 1)	\$4,500				
Units	10				
Annual Expenses/Unit (Yr 1)	\$9,000				
Rent Growth	3.00%				
Expense Growth	2.00%				
Exit Cap Rate (Yr 5 NOI)	5.00%				

Metric	Year 1	Year 2	Year 3	Year 4	Year 5
Gross Income	\$540,000	\$556,200	\$572,886	\$590,073	\$607,775
Expenses	\$90,000	\$91,800	\$93,636	\$95,509	\$97,419
NOI	\$450,000	\$464,400	\$479,250	\$494,564	\$510,356
Debt Service	\$369,839	\$369,839	\$369,839	\$369,839	\$369,839
Cash Flow After Debt	\$80,161	\$94,561	\$109,411	\$124,725	\$140,517
Loan Balance	\$5,213,311	\$5,141,360	\$5,065,162	\$4,984,465	\$4,899,003

IRR Levered					
CF0	CF1	CF2	CF3	CF4	CF5
\$ (2,843,750)	\$ 80,161	\$ 94,561	\$ 109,411	\$ 124,725	\$ 5,308,114
	IRR	15.67%			

Key Metrics	
Exit Value (Yr 5 NOI / Exit Cap)	\$10,207,117
Net Exit Proceeds (Exit - Loan Balance)	\$5,308,114

The information contained in this financial analysis is based on assumptions provided and estimated projections. Actual results may differ materially from these assumptions due to market conditions, operational factors, financing terms, and other variables beyond the control of the preparer. No representation or warranty, express or implied, is made as to the accuracy or completeness of the information contained herein. This analysis is for illustrative purposes only and should not be relied upon as a guarantee of future performance. Investors are advised to conduct their own independent due diligence and consult with their financial, legal, and tax advisors before making any investment decisions.

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## 5 BUILDING 10 UNIT DUPLEX DEVELOPMENT

### 2 UNIT PROFORMA

#### Cherry Street Homes – 2 Units | Levered 5-Year Projection

Assumptions		Unit Mix		
Asking Price	\$1,625,000	SF	Monthly Rent	Rent PSF
Loan-to-Value	65.00%	Unit 1 (1x)	1,777	4500 \$ 2.53
Interest Rate	5.75%	Unit 2 (1x)	1,750	4500 \$ 2.57
Amortization (Years)	30			
Monthly Rent/Unit (Yr 1)	\$4,500			
Units	2			
Annual Expenses/Unit (Yr 1)	\$9,000			
Rent Growth	3.00%			
Expense Growth	2.00%			
Exit Cap Rate (Yr 5 NOI)	5.00%			

Metric	Year 1	Year 2	Year 3	Year 4	Year 5
Gross Income	\$108,000	\$111,240	\$114,577	\$118,015	\$121,555
Expenses	\$18,000	\$18,360	\$18,727	\$19,102	\$19,484
NOI	\$90,000	\$92,880	\$95,850	\$98,913	\$102,071
Debt Service	\$73,968	\$73,968	\$73,968	\$73,968	\$73,968
Cash Flow After Debt	\$16,032	\$18,912	\$21,882	\$24,945	\$28,103
Loan Balance	\$1,042,662	\$1,028,272	\$1,013,032	\$996,893	\$979,801

IRR Levered					
CF0	CF1	CF2	CF3	CF4	CF5
\$ (568,750)	\$ 16,032	\$ 18,912	\$ 21,882	\$ 24,945	\$ 1,061,623
	IRR	15.67%			

Key Metrics	
Exit Value (Yr 5 NOI / Exit Cap)	\$2,041,423
Net Exit Proceeds (Exit - Loan Balance)	\$1,061,623

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## 5 BUILDING 10 UNIT DUPLEX DEVELOPMENT

### FINISHES

