

OFFERING MEMORANDUM

UPTOWN DUPLEX COLLECTIVE

1749 - 1751 N WILLIAMS ST
DENVER CO 80218

EXCLUSIVELY LISTED BY

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PARK VIEW REAL ESTATE

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01

INVESTMENT OVERVIEW

THE OFFERING

PROPERTY SUMMARY

INVESTMENT HIGHLIGHTS

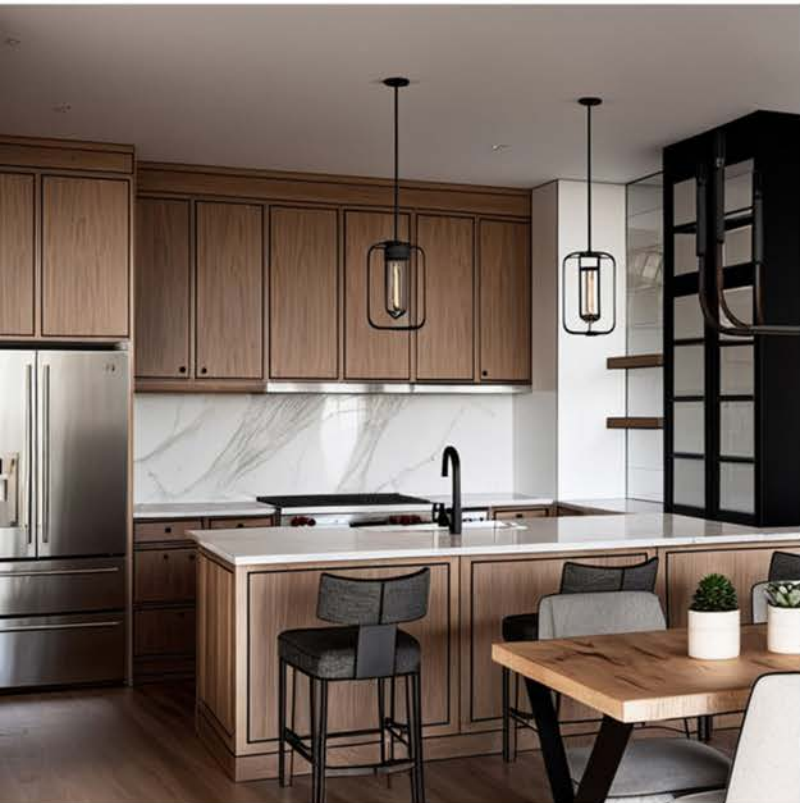


THE OFFERING

A rare opportunity to acquire a newly built 6-unit investment property in Denver's highly desirable Uptown neighborhood. Ideal for investors seeking a turnkey, low-maintenance asset in one of Denver's most walkable and amenity-rich urban locations.

PROPERTY ADDRESS	1749 - 1751 N WILLIAMS ST
SQUARE FEET	11,028
LOT SIZE	9,375 SF
ZONING	G-RO-3
ASKING PRICE	\$5,490,000
PRICE PER UNIT	\$915,000
CAP RATE	4.5%

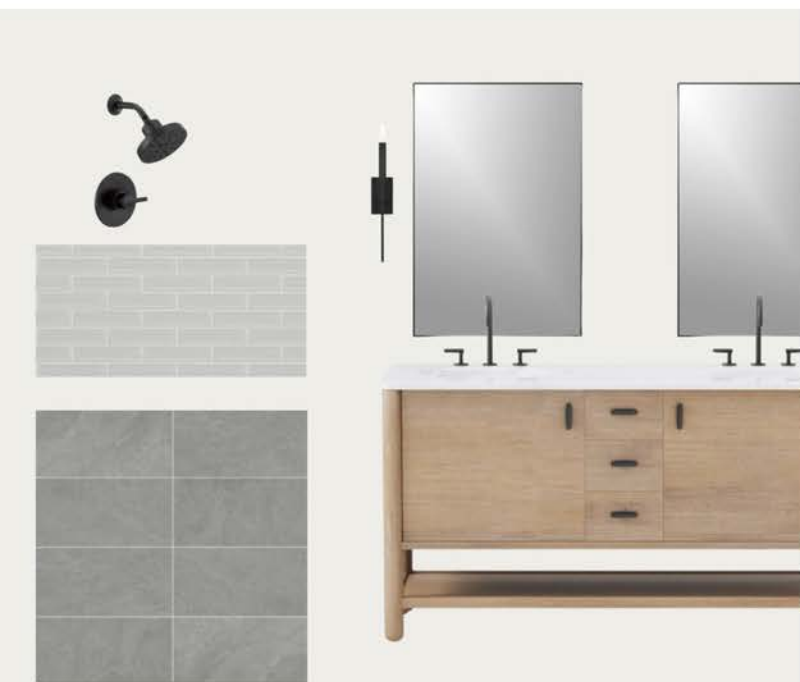




PROPERTY SUMMARY

Located in the heart of Uptown Denver, this brand-new duplex community features six thoughtfully designed homes, each offering 3 bedrooms, 2.5 bathrooms, and spacious open-concept living across three levels. With upscale interior finishes, modern architecture, and private outdoor space, these units are built to attract high-quality long-term tenants or discerning buyers seeking a central urban lifestyle.

Positioned just blocks from City Park, 17th Avenue dining, and minutes to downtown, the property is ideally suited for a long-term rental portfolio or resale exit strategy. Strong projected rental income, walkable amenities, and continued growth in the Uptown corridor make this a rare, turnkey multifamily investment in one of Denver's highest-demand neighborhoods



Primary Bathroom Finishes

HIGHLIGHTS

- 6 Units (3 side-by-side duplexes)
- 6 Parcels for future sale
- 1,838 SF per unit
- 3 Bed / 2.5 Bath per unit
- Detached 1-car garage per unit
- Projected Monthly Rent: ~\$4,000 per unit
- Estimated Annual Gross Income: ~\$288,000
- Cap Rate (Estimated): 5.5–6.0% based on proforma
- Projected Completion: Q4 2025 - Q1 2026

INVESTMENT HIGHLIGHTS

This six-unit new construction offering in Uptown Denver delivers strong rental income potential with modern, spacious 3-bed, 2.5-bath units averaging 1,838 square feet each. All units include detached 1-car garages, private outdoor space, and high-end finishes designed for long-term durability and tenant appeal. Located in one of Denver's most walkable neighborhoods, the property is just minutes from downtown, City Park, and the popular 17th Avenue restaurant corridor. With new construction quality, minimal maintenance needs, and increasing rental demand in central Denver, this project offers a compelling blend of cash flow, appreciation, and ease of ownership



1749 - 1751 N WILLIAMS ST



11,028 SF



9375 SF



G-RO-3



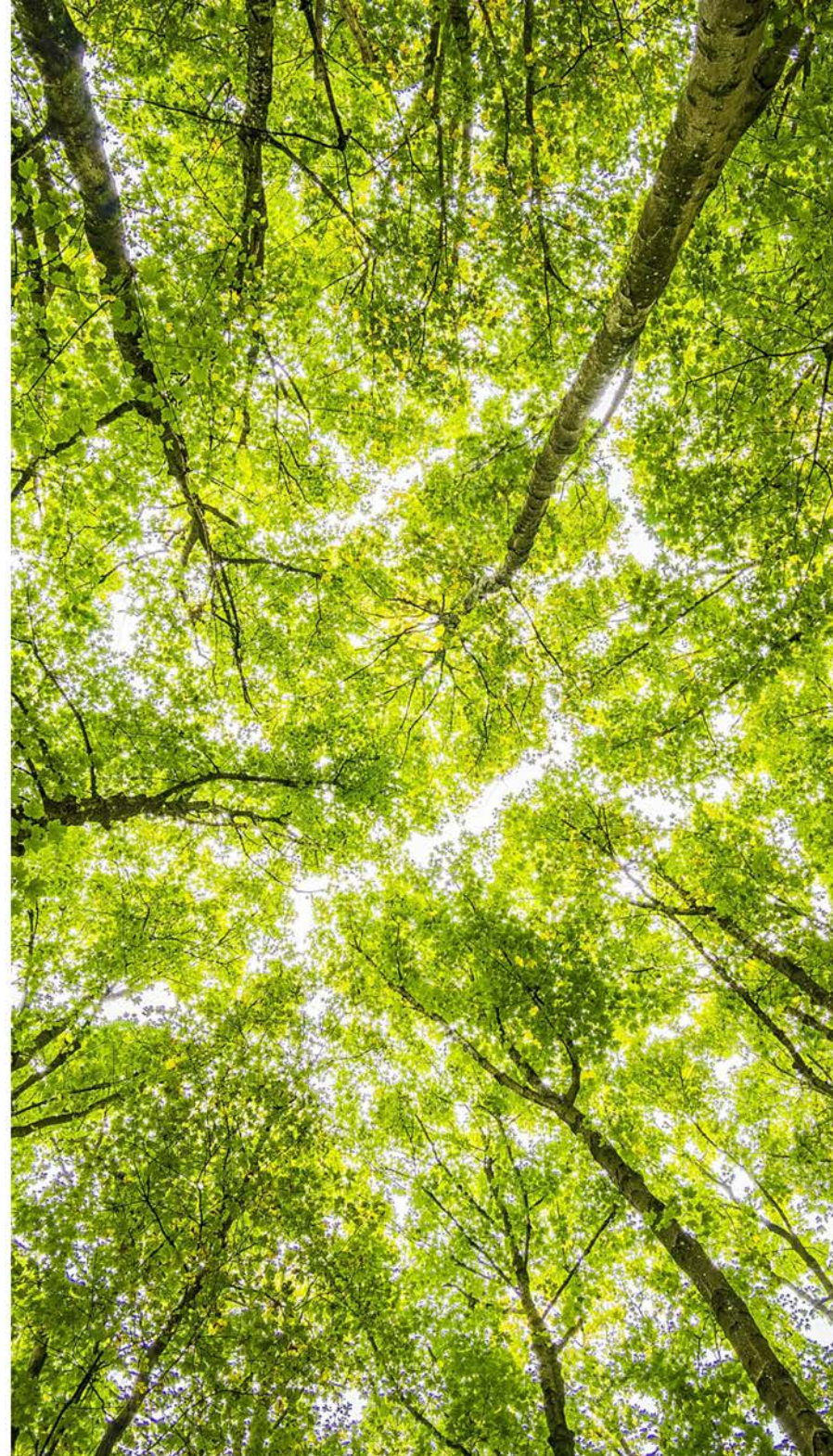
5,490,000



4.5%

02

SITE PLAN

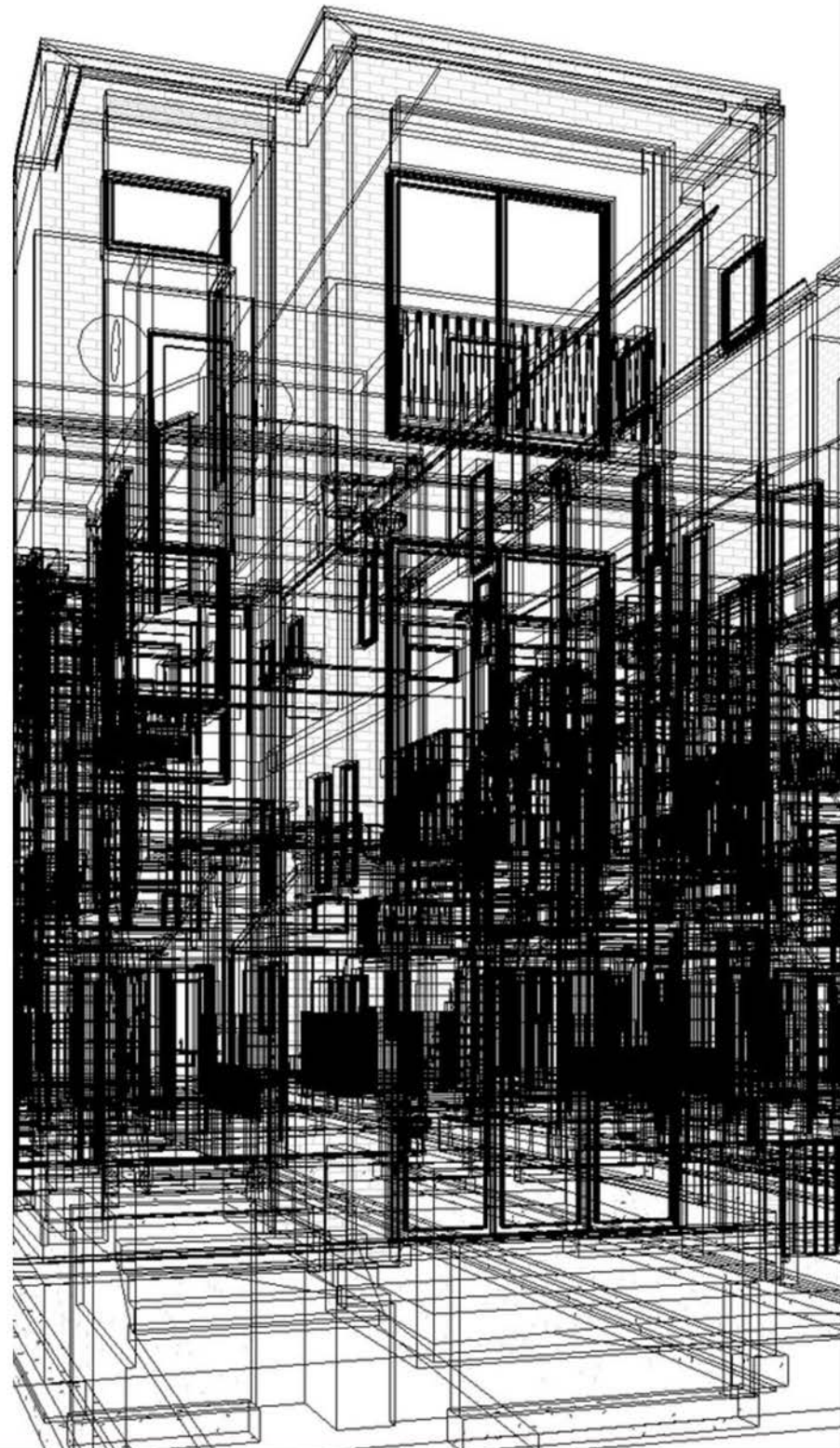


SITE PLAN

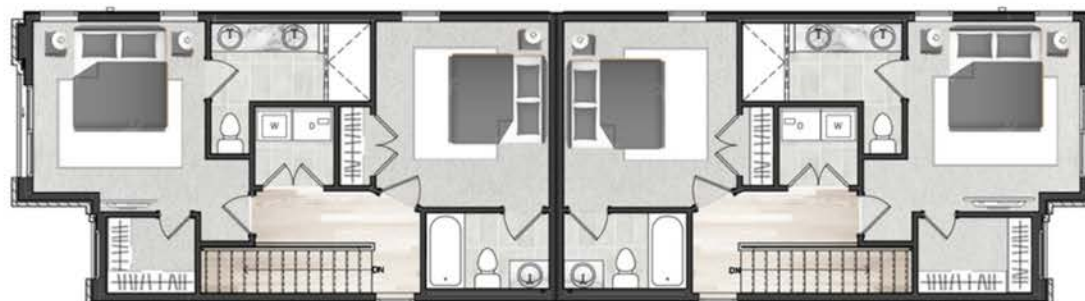


03

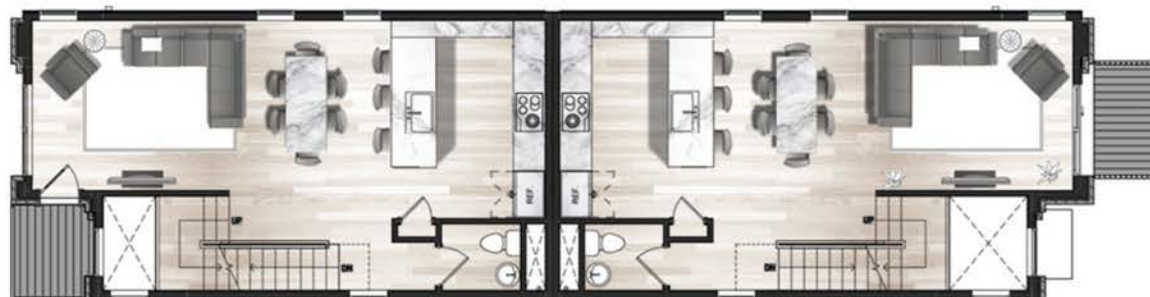
FLOOR PLANS



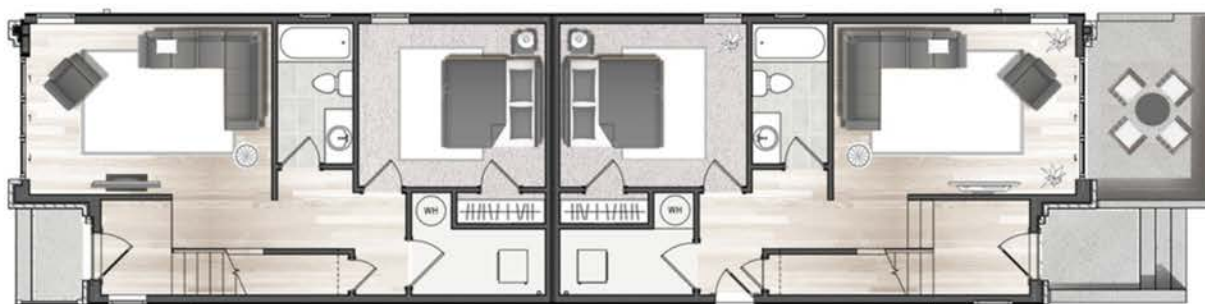
FLOOR PLANS



THIRD FLOOR



SECOND FLOOR

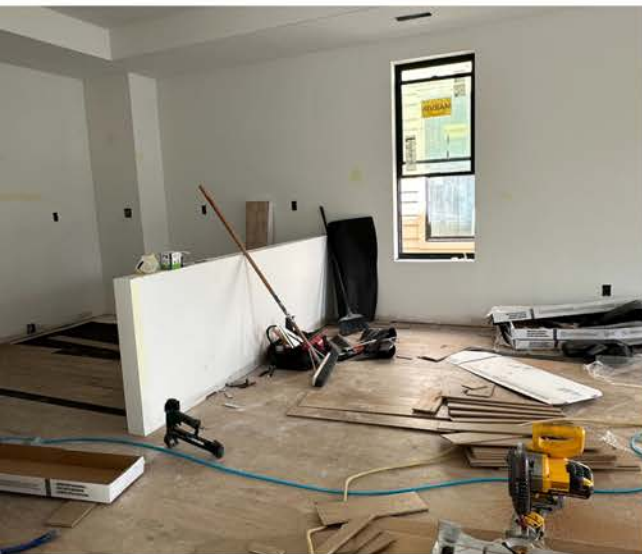


FIRST FLOOR

04

CONSTRUCTION PHOTOS





05

FINANCIAL OVERVIEW

PROJECTED EXPENSES

PROJECTED RENT AND NOI



PROJECTED EXPENSES

OPERATING EXPENSES

	MARKET	PROJECTIONS YR 5
Property Taxes	\$27,065	\$30,480
Insurance	\$24,300	\$27,366
Management	\$16,263	\$18,315
Maintenance	\$6,505	\$7,326
Subtotal Operating Expenses	\$74,133	\$87,185

EXPENSES PER UNIT

	\$74,133	\$87,185
Per Sq. Ft.	\$6.7	\$7.9
Percentage of gross income	23%	23%
Per Unit	\$12,355	\$14,530

PROJECTED RENT AND NOI

	TYPE	SQ. FT.	MARKET	PROJECTIONS YR 5
1749 UNIT #1	3BED / 3.5BATH	1853SF	\$4534	\$5156
1749 UNIT #2	3BED / 3.5BATH	1825SF	\$4466	\$5079
1751 UNIT #1	3BED / 3.5BATH	1853SF	\$4534	\$5156
1751 UNIT #2	3BED / 3.5BATH	1825SF	\$4466	\$5079
1755 UNIT #1	3BED / 3.5BATH	1853SF	\$4534	\$5156
1755 UNIT #2	3BED / 3.5BATH	1825SF	\$4466	\$5079
TOTAL			\$27,000	\$30,705

	MARKET	PROJECTIONS YR 5
NOI	\$244,622	\$278,989
TOTAL	\$244,622	\$278,989



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