

OFFERING MEMORANDUM

146 N LOGAN STREET

Denver, Colorado 80203

West Wash Park Triplex
Immediate Income + Value-Add Upside

OFFERED AT \$1,080,000

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Confidentiality & Disclaimer

This Offering Memorandum has been prepared for informational purposes only to assist prospective purchasers in evaluating the acquisition of 146 N Logan Street, Denver, Colorado. It is not intended to be an exhaustive representation of the property or a substitute for independent due diligence.

Information contained herein has been obtained from sources deemed reliable, including current listing information and seller-provided materials; however, no warranty or representation, express or implied, is made as to the accuracy or completeness of the information. All figures, square footages, rents, expenses, cap rates, and projections should be independently verified by the prospective purchaser.

Prospective purchasers should conduct their own investigations regarding zoning, leases, condition, financial performance, title, environmental matters, and any other items material to their decision. The property is offered subject to prior sale, price change, withdrawal from the market, or change in terms without notice.

Interior inspection with accepted offer.

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Executive Summary

A character-rich three-unit residential income property in Denver's West Wash Park / Speer area, offering immediate in-place income and future value-add potential.

146 N Logan Street combines classic Victorian architecture with investor-friendly fundamentals: all units are leased, each unit has a private exterior entry and in-unit laundry, and gas and electric are separately metered. Two units have been refreshed, while one unit provides an opportunity for continued rent growth through future updates.

\$1.08M
PRICE

3
UNITS

\$56,932
NOI

5.27%
CAP RATE

Property Overview

Address	146 N Logan St, Denver, CO 80203
Property Type	Income Property / Residential Income
Units	3
Building Size	3,125 SF
Lot Size	3,010 SF / 0.07 AC
Year Built	1903
Zoning	U-TU-B2
Parcel	0510124040000
Utilities	Separate gas and electric; common water
Occupancy	Tenant occupied



Property features include private exterior entries, in-unit laundry, forced-air heat, brick/brick veneer construction, composition roof, and a highly walkable central Denver location.

Investment Highlights

Immediate Cash Flow

● All three units are currently leased, creating in-place income from day one.

Value-Add Upside

● Two units have been refreshed while one remains more original, offering a future improvement path.

Separate Utilities

● Gas and electric are separately metered, with common water service.

Private Unit Entries

● Each residence has its own exterior entrance, supporting tenant privacy and operational ease.

Classic Character

● Victorian architecture, hardwoods, tall windows, and period details add rental appeal.

Central Denver Location

● Convenient access to South Broadway, Speer, Wash Park, Cherry Creek and Downtown Denver.

Financial Summary

\$1,080,000

PURCHASE PRICE

\$67,900

POTENTIAL RENTAL INCOME

\$56,932

NOI

5.27%

CAP RATE

16.2

GRM

INCOME / EXPENSE ITEM

AMOUNT

Potential Rental Income	\$67,900
Less Vacancy Rate	0%
Effective Rental Income	\$67,900
Property Taxes	\$5,451
Building Insurance	\$4,317
Utilities	\$1,200
Total Operating Expense	\$10,968
Net Operating Income	\$56,932

Financial information is provided for informational purposes and should be independently verified.



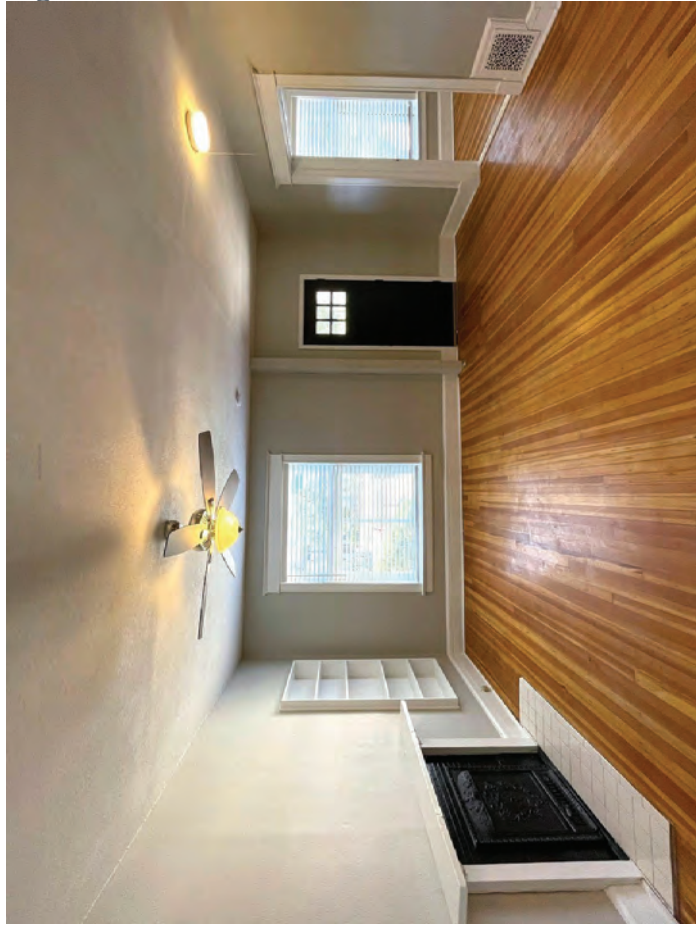
Unit Mix & Rent Roll

Units	Beds	Baths	Approx. SF	Current Rent
1	2	1	928	\$2,150
1	2	1	1,093	\$1,420
1	3	1	1,093	\$1,955
Total	-	-	3,114	\$5,525 / mo.

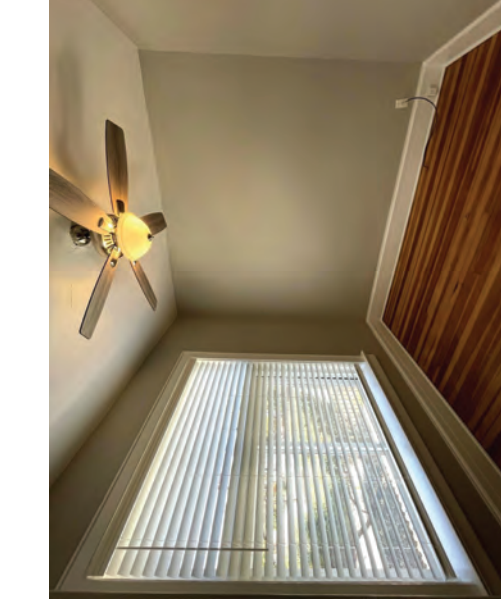
Current rent roll shown above reflects the unit details provided in the current MLS printout. Potential rental income in the financial summary is listed separately at \$67,900.



Unit 1



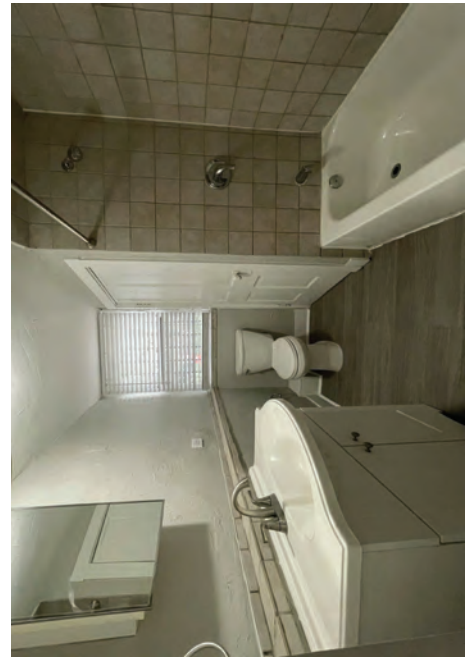
able office



Unit 2



exter



Unit 3



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Denver, CO 80203

Offered at \$1,080,000

For additional information, showing instructions, current lease details, and offer guidance, please contact:

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