

1937-39 Park - \$700,000



1960 Clarkson - \$750,000



818-820 E 20th - \$950,000



1950 Clarkson - \$700,000



Uptown Portfolio
Denver, CO 80218

Portfolio Price - \$3,100,000


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LOCATION SUMMARY



LOCATION SUMMARY



LOCATION SUMMARY



PROPERTY SUMMARY

Address	818-820 E 20 th Ave Denver, CO 80218
Current Use	Office/Retail
Year Built	1906/1967
Building Size	3,369 SF
Lot Size	5,109 SF
Proposed Use	Two Single Family Residences
Current Rent	\$8,600/Month
Current Price	\$950,000
Renovated Value	\$1,450,000

Address	1960 Clarkson St Denver, CO 80218
Current Use	Office/Retail
Year Built	1881
Building Size	2,234 SF
Lot Size	5,570 SF
Proposed Use	Single Family Residence
Current Rent	\$2,680/Month
Current Price	\$750,000
Renovated Value	\$1,000,000

Address	1937-1939 Park Ave Denver, CO 80218
Current Use	Multi-Family Rental
Year Built	1900
Building Size	1,836 SF
Lot Size	4,436 SF
Proposed Use	Two Single Family Residences
Current Rent	\$3,800/Month
Current Price	\$700,000
Renovated Value	\$990,000

Address	1950 Clarkson St Denver, CO 80218
Current Use	Single Family Rental
Year Built	1885
Building Size	1,491 SF
Lot Size	7,961 SF
Proposed Use	Single Family Residence
Current Rent	\$2,300/Month
Current Price	\$700,000
Renovated Value	\$850,000

Property	Price	Reno Cost	All-In Cost	Exit Value	Gross Profit	Sale Costs	Net Profit	Gross ROI	Net ROI
1960 Clarkson	\$750,000	\$60,000	\$810,000	\$1,000,000	\$190,000	\$50,000	\$140,000	23.5%	17.3%
1950 Clarkson	\$700,000	\$25,000	\$725,000	\$850,000	\$125,000	\$42,500	\$82,500	17.2%	11.4%
1937-1939 Park Ave	\$700,000	\$75,000	\$775,000	\$990,000	\$215,000	\$49,500	\$165,500	27.7%	21.4%
818-820 E 20th	\$950,000	\$150,000	\$1,100,000	\$1,450,000	\$350,000	\$72,500	\$277,500	31.8%	25.2%
TOTAL PORTFOLIO	\$3,100,000	\$310,000	\$3,410,000	\$4,290,000	\$880,000	\$214,500	\$665,500	25.8%	19.5%

Price	\$950,000
SqFt	3,369
Price per SqFt	\$281.98
Lease Term	MTM
Current Use	Office
Highest/Best Use	2 - Attached Single Family
Post Rehab Value	\$1,450,000
818 E 20 th	3 Bed 2 Bath Loft – 1,989 SF
820 E 20 th	3 Bed 2 Bath House – 1,380 SF



- 2 Legal Lots
- Minimal upgrades needed
- MTM Leases
- Desirable Midtown Location
- Immediately adjacent to Grocery (Safeway) Anchored Shopping Center





1937-1939 PARK AVENUE

Price	\$700,000
SqFt	1,836
Price per SqFt	\$381.26
Lease Term	MTM
Current Use	Duplex
Highest/Best Use	2 - Attached Single Family
Post Rehab Value	\$990,000
1937 Park Ave	2 Bed 1 Bath – 918 SF
1939 Park Ave	2 Bed 1 Bath – 918 SF



- 2 legal addresses
- Party Walled
- Minimal upgrades needed
- MTM Leases
- Desirable Midtown Location
- Immediately adjacent to Grocery (Safeway) Anchored Shopping Center

1937-1939 PARK AVENUE



1960 CLARKSON STREET

Price	\$750,000
SqFt	1,836
Price per SqFt	\$381.26
Lease Term	MTM
Current Use	Office
Highest/Best Use	Single Family Residence
Post Rehab Value	\$1,000,000
Layout (Current)	Office - 2.5 Bath
Layout (Potential)	4 Bedroom - 2.5 Bath



- Minimal upgrades needed
- MTM Leases
- Desirable Midtown Location
- Immediately adjacent to Grocery (Safeway) Anchored Shopping Center

1960 CLARKSON STREET



1950 CLARKSON STREET

Price	\$700,000
SqFt	1,491
Price per SqFt	\$469.48
Lease Term	MTM
Current Use	Single Family Residence
Highest/Best Use	Single Family Residence
Post Rehab Value	\$850,000
Layout (Current)	2 Bedroom - 2.5 Bath
Layout (Potential)	3 Bedroom - 2.5 Bath



- Huge well Landscaped Lot
- Minimal cosmetic upgrades needed
- MTM Lease
- Desirable Midtown Location
- Immediately adjacent to Grocery (Safeway) Anchored Shopping Center

1950 CLARKSON STREET



Single Asset/Portfolio Fix and Flip

- Seller open to individual Property Sales
- Well positioned for Fix and Flip/Fix and Rent

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TOTAL PORTFOLIO	\$3,100,000	\$310,000	\$3,410,000	\$4,290,000	\$880,000	\$214,500	\$665,500	25.8%	19.5%

Full Site Opportunity

- Feasibility/Development Study and Architectural Renderings Available



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