2455

BRYANT STREET

2455 BRYANT STREET | DENVER, CO 80211

CONFIDENTIAL OFFERING MEMORANDUM

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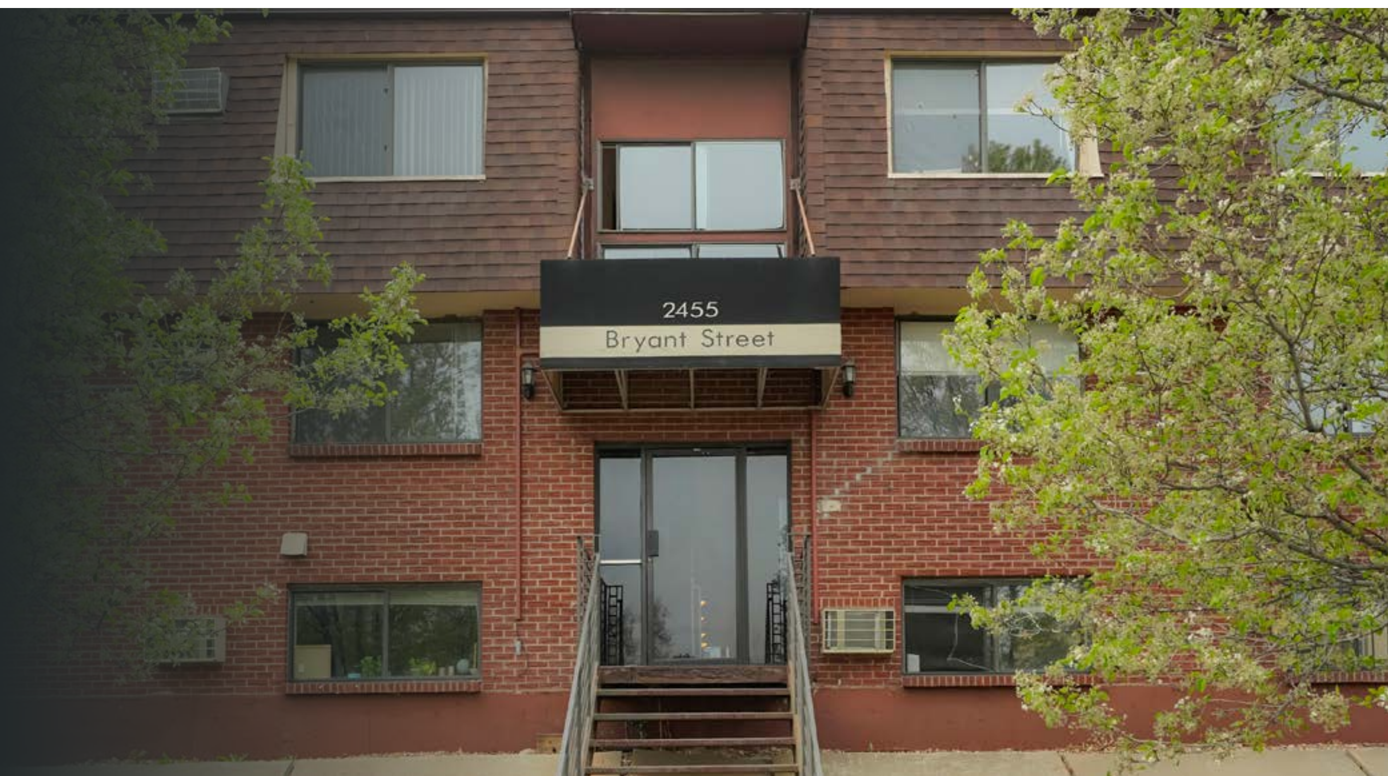


EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

THE BRYANT APARTMENTS

2455 Bryant Street Apartments present a well-located multifamily investment opportunity in Denver's highly sought-after Jefferson Park / Highlands submarket. Situated just steps from Empower Field and within close proximity to LoHi, the property benefits from exceptional walkability, proximity to major employment centers, and immediate access to some of the city's premier dining and entertainment destinations.

The asset offers a desirable mix of one- and two-bedroom units, each upgraded with contemporary finishes that appeal to today's renter. Recent capital improvements include a new boiler system, enhancing operational efficiency and reducing near-term capital needs. The property also features 16 off-street parking spaces—an increasingly valuable amenity in this dense urban location.

With convenient access to Jefferson Park, Sloan's Lake, and major transportation corridors, 2455 Bryant Street is well-positioned to attract a broad tenant base while supporting long-term rent growth and asset appreciation.

EXECUTIVE SUMMARY

PROPERTY DETAILS:

List Price:	$2,100,000 ($190,909/Unit)
Building Type:	Multi-Family
Building Size:	6,303 SF
Lot Size:	9,375 SF
Parking:	Off-Street
Zoning:	G-MU-3
Construction Type:	Masonry
YOC:	1973
Property Taxes:	$14,298

INVESTMENT HIGHLIGHTS

TURN-KEY 11-UNIT ASSET IN A PREMIER HIGHLANDS / JEFFERSON PARK LOCATION

DESIRABLE UNIT MIX OF ONE- AND TWO-BEDROOM APARTMENTS

EXTENSIVELY UPDATED INTERIORS WITH MODERN FINISHES

STRONG IN-PLACE CASH FLOW WITH ADDITIONAL RENTAL UPSIDE

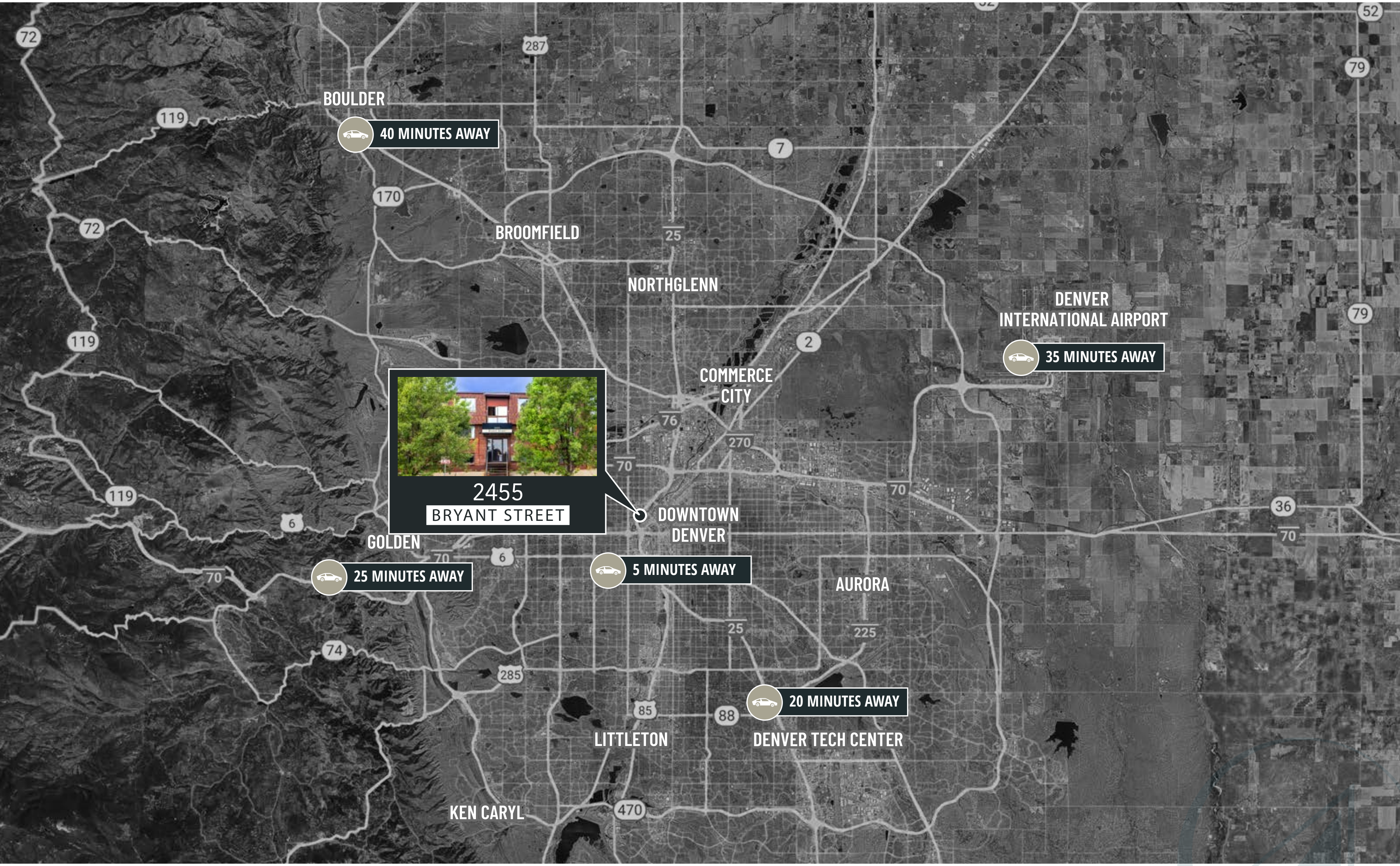
CONSISTENT HISTORICAL OCCUPANCY AND STABLE OPERATIONS

OFF-STREET PARKING AMENITY IN A HIGH-DEMAND URBAN LOCATION

WALKABLE TO LOHI, SLOAN'S LAKE & DOWNTOWN DENVER

LOCATION OVERVIEW

LOCATION MAP

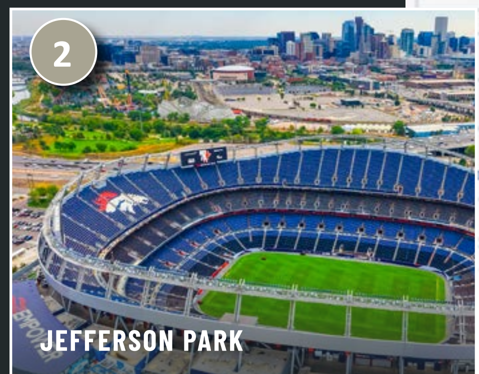


LOCATION MAP

MARKET OVERVIEW

IN THE HEART OF DENVER'S MOST POPULAR NEIGHBRHOODS

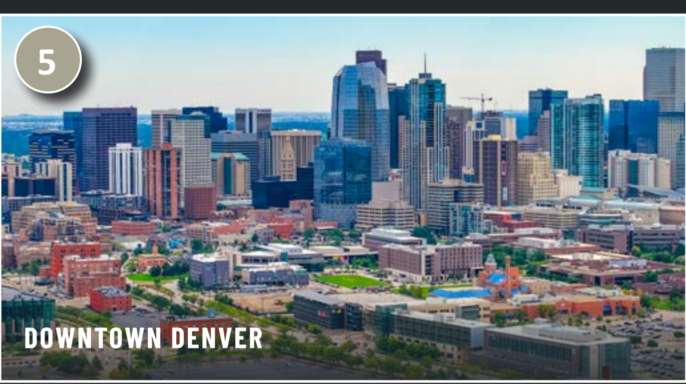
1 LOWER HIGHLANDS



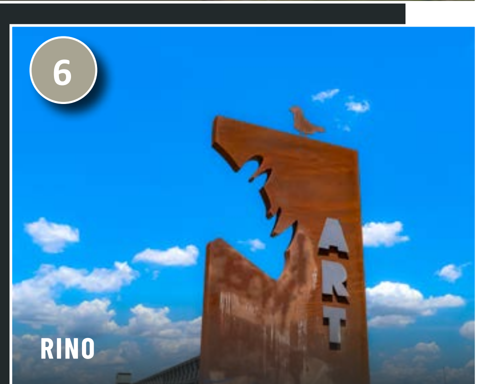
2 JEFFERSON PARK

3 HIGHLANDS

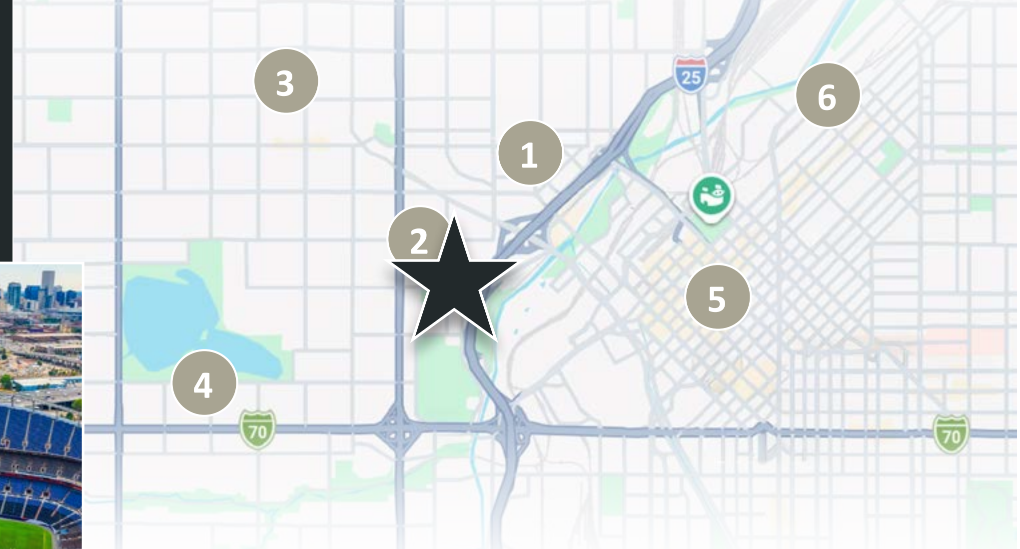
4 SLOANS LAKE



5 DOWNTOWN DENVER



6 RINO



NOTABLE RESTURANTS/BARS

LOWER HIGHLANDS/ HIGHLANDS

- Linger
- El Five
- Avanti Food & Beverage
- Alma Fonda Fina
- Fox and the Hen

JEFFERSON PARK

- Briar Common Brewery + Eatery
- 2914 Coffee
- Sexy Pizza (Jefferson Park)

SLOAN'S LAKE

- The Patio at Sloans
- Sloan's Lake Tap & Burger
- CholLon Sloan's Lake
- Edgewater Beer Garden

DOWNTOWN DENVER

- Tavernetta
- Mercantile Dining & Provision
- Rioja
- Stoic & Genuine
- Ultreia
- Jax Fish House & Oyster Bar

RINO

- Work & Class
- Hop Alley
- Dio Mio
- Fish N Beer
- Cart-Driver RiNo
- Bāo Brewhouse

DENVER, CO

ABOUT

Denver, CO has a population of 711k people with a median age of 34.9 and a median household income of $85,853. In recent years, the population of Denver, CO grew from 706,799 to 710,800, a 0.566% increase and its median household income grew from $78,177 to $85,853, a 9.82% increase.

The median property value in Denver, CO is $540,400, and the homeownership rate is 49.4%.

ECONOMY

The economy of Denver, CO employs 416k people. The largest industries in Denver, CO are Professional, Scientific, & Technical Services (62,131 people), Health Care & Social Assistance (52,548 people), and Educational Services (37,392 people), and the highest paying industries are Management of Companies & Enterprises ($119,900), Mining, Quarrying, & Oil & Gas Extraction ($116,454), and Utilities ($97,803).

MEDIAN HOUSEHOLD INCOME IN DENVER, CO IS $85,853.

710,800
0.566% 1-YEAR GROWTH
POPULATION

34.9
MEDIAN AGE

$85,853
9.82% 1-YEAR GROWTH
MEDIAN HH INCOME

416,271
1.43% 1-YEAR GROWTH
NUMBER OF EMPLOYEES

$540,400
17.7% 1-YEAR GROWTH
MEDIAN PROPERTY VALUE

LOCATION OVERVIEW

LOWER HIGHLAND (LOHI) OVERVIEW

The redevelopment of the Central Platte Valley in the late 1990s and early 2000s saw Highland's fortunes rise. Highland became much more accessible to downtown with the construction of the Denver Millennium Bridge and Platte River Bridge in the Central Platte valley, along with the construction of the Highland Bridge over Interstate 25 in 2006.

Lower Highland (LoHi) is the portion of the Highland neighborhood which flanks Interstate 25 northwest of the central business district and Lower Downtown (LoDo). The addition of "Lower" to the Highland name is a recent trend, reflecting the distinct popularity of the area.

The considerable redevelopment is occurring in LoHi along with a noticeable rise in density, as high-end condominiums and lofts replace older structures and parking lots. However, LoHi still offers a large stock of historic single family homes—now some of the closest historic single family construction to Denver's original town site on the South Platte River.

10,414
TOTAL HIGHLAND POPULATION

5,706
TOTAL HIGHLAND HOUSEHOLDS

$142,114
HIGHLAND NEIGHBORHOOD AVERAGE HOUSEHOLD INCOME

FINANCIAL ANALYSIS

FINANCIAL ANALYSIS

# OF UNITS	UNIT MIX	ESTIMATED SF	AVERAGE RENT/ UNIT ACTUAL	RENT/SF ACTUAL	AVERAGE RENT/ UNIT PROFORMA	RENT/SF PROFORMA	SCHEDULED GROSS INCOME ACTUAL	SCHEDULED GROSS INCOME PROFORMA
5	1BR/1BA	500	$1,270	$2.54	$1,350	$2.70	$76,200	$81,000
6	2BR/1BA	700	$1,576	$2.25	$1,600	$2.29	$113,460	$115,200
11								

INCOME			CURRENT	PROFORMA
Gross Rental Income:			$189,660	$196,200
Vacancy Allowance:	5%	5%	$(9,483)	$(9,810)
Effective Rental Income:			$180,177	$186,390
Other Income				
Laundry:			$1,671	$1,671
Parking:			$3,660	$7,200
Storage/Pet Rent/Other:			$6,198	$6,198
Gross Other Income:			**$11,529**	**$15,069**
Gross Operating Income:			**$191,706**	**$201,459**
EXPENSES				
Property Tax:			$14,298	$14,298
Property Insurance:			$11,355	$11,355
Utilities:			$12,831	$12,831
Management(Actual/Est. 6%):			$8,794	$12,088
Repairs & Maintenance(Est. $1,000/unit):			$11,000	$11,000
Admin/Misc:			$4,036	$4,036
TOTAL EXPENSES			$62,314	$65,608
Expenses per Unit			**$5,665**	**$5,964**
NET OPERATING INCOME			**$129,392**	**$135,851**

PRICING SUMMARY

INVESTMENT SUMMARY	
Price:	$2,100,000
Price/Unit:	$190,909
Price/SF:	$333
Current Cap Rate:	6.16%

CURRENT	
CASH FLOW INDICATORS	
Net Operating Income	$129,392
Debt Service	($83,948)
Net Cash Flow	$45,445
Principal Reduction	$0
Total Return	6.18%

PROFORMA	
CASH FLOW INDICATORS	
Net Operating Income	$135,851
Debt Service	($83,948)
Net Cash Flow	$51,904
Principal Reduction	$0
Total Return	7.06%

PROPOSED FINANCING	
Loan Amount:	$1,365,000
Down Payment (35%):	$735,000
Interest Rate:	6.15%
Amortization:	Interest Only

VALUE INDICATORS	
CAP Rate	6.16%
Price/Unit	$190,909
Price/SF	$333.00
Cash-on-Cash	6.18%

VALUE INDICATORS	
CAP Rate	6.47%
Price/Unit	$190,909
Price/SF	$333.00
Cash-on-Cash	7.06%

COMPARABLE SALES

1685 COOK ST
Denver, CO 80206

Sale Date	7/17/2025
Sale Price	$2,100,000
Units	9
Year Built	1929
Price/Unit	$233,333
Price/SF	$233.49
Cap Rate	4.86%

2926 ZUNI ST
Denver, CO 80211

Sale Date	11/26/2025
Sale Price	$6,450,000
Units	26
Year Built	1977
Price/Unit	$248,077
Price/SF	$256.10
Cap Rate	N/A

3615 FEDERAL BLVD
Denver, CO 80211

Sale Date	8/21/2025
Sale Price	$1,700,000
Units	6
Year Built	1928
Price/Unit	$283,333
Price/SF	$324.06
Cap Rate	6.20%

1075 CORONA ST
Denver, CO 80218

Sale Date	3/14/2025
Sale Price	$10,800,000
Units	36
Year Built	1955
Price/Unit	$300,000
Price/SF	$225.46
Cap Rate	4.80%

DISCLAIMER

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