

1570 TAMARAC STREET

DENVER, CO 80220

THE NEWELL TEAM



Fourplex in Denver - All Large 2 Beds

Sale Price: ~~\$945,000~~ \$895,000

Property Features:

- \$50,000 Price Reduction!
- Well Maintained 4-Plex that Offers Investment Opportunity or Owner Occupied Investment
- (4) Large, 2 Bed 1 Bath Units
- Ability to Obtain Residential Financing
- Highly Desirable Location Nearby Community College of Aurora - Lowry Campus and Stanley Marketplace
- Two Car Garage Plus Additional Off-Street Parking Spaces
- Opportunity to Combine Two Units into One Large 4Bd/2Ba Unit



For more information, please contact:

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Pinnacle Real Estate Advisors, LLC
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PRICING ANALYSIS



PROPERTY DESCRIPTION

Units:	4
Year Built:	1965
Building Type:	Brick
Building Size:	3,898
Lot Size:	0.14 Acres
Zoning:	E-RH-2.5
Roof:	Pitched
HVAC:	Forced Air & Central A/C
Parking:	(2) Garages & (2) Off-Street Spaces

INVESTMENT SUMMARY

Price:	\$895,000
Price/Unit:	\$223,750
Price/SF:	\$229.60

PROPOSED FINANCING

Loan Amount:	\$671,250
Down Payment:	\$223,750
Interest:	6.28%
Amortization:	30 years
Monthly Pmt.	(\$4,146)

**Loan Quote from Park Hill Financial*



UNIT MIX AND AVERAGE RENT SCHEDULE						
UNIT TYPE	# Units	Approx SF	Current Rent	Monthly Income	Proforma Rent	Monthly Income
2 Bed 1 Bath (1570 A)	1	950	\$1,916	\$1,916	\$1,800	\$1,800
2 Bed 1 Bath (1570 B)	1	950	\$1,479	\$1,479	\$1,600	\$1,600
2 Bed 1 Bath (1574 A)	1	950	\$1,608	\$1,608	\$1,635	\$1,635
2 Bed 1 Bath (1574 B)	1	950	\$1,500	\$1,500	\$1,550	\$1,550
Total	4	3,800		\$6,503		\$6,585

OPERATING DATA			
INCOME		Current	Proforma
Gross Potential Rent		\$78,035	\$79,020
Vacancy/Collection Loss	(Estimated)	5.0% (\$3,902)	5.0% (\$3,951)
EFFECTIVE GROSS INCOME		\$74,133	\$75,069

EXPENSES			
Taxes	(Actual - 2026)	\$4,751	\$4,751
Insurance	(Quote: True North Companies)	\$3,520	\$3,520
Gas & Electric	(Actual - 2025)	\$5,061	\$5,061
Water & Sewer	(Actual - 2025)	\$1,210	\$1,210
Trash	(Actual - 2025)	\$432	\$432
Maintenance & Repairs	(Estimated: \$850/Unit/Year)	\$3,400	\$3,400
TOTAL EXPENSES		\$18,374	\$18,374
Expenses per Unit		\$4,594	\$4,594
Expenses per SF		\$4.84	\$4.84
% OF EGI		24.8%	24.5%
NET OPERATING INCOME		\$55,759	\$56,695

FINANCIAL ANALYSIS		
	Current	Pro Forma
Net Operating Income	\$55,759	\$56,695
Projected Debt Service	(\$49,753)	(\$49,753)
Before Tax Cash Flow	\$6,006	\$6,942
CAP Rate	6.23%	6.33%
Cash-on-Cash Return	2.68%	3.10%
Principal Reduction	\$7,821	\$7,821
Total Return	\$13,827	\$14,763
Return on Equity	6.18%	6.60%



SUBJECT PROPERTY



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Year Built:	1965
Price/Unit:	\$223,750
Price/SF:	\$229.60
Building Size:	3,898 SF
Unit Mix:	
4	2Bd/1Ba

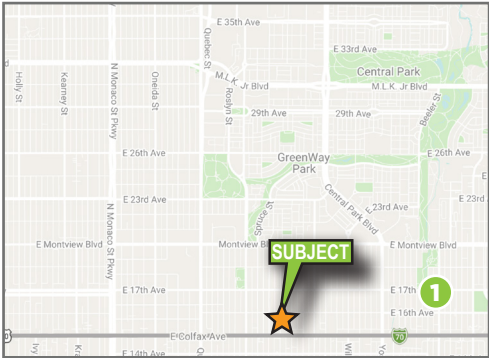
SALES COMPARABLES

1685 Chester Street
Aurora, CO

1



Number of Units:	4
Year Built:	1951
Sale Price:	\$875,000
Sale Date:	11/3/2025
Price/Unit:	\$218,750
Price/SF:	\$243.87
Unit Mix:	
2	1Bd/1Ba
1	2Bd/1Ba
1	4Bd/2Ba

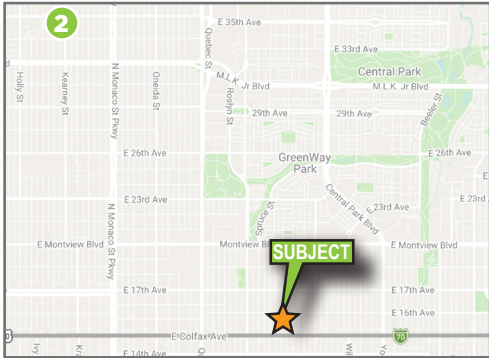


3381-3389 Kearney Street
Denver, CO

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Number of Units:	5
Year Built:	1955
Sale Price:	\$1,217,000
Sale Date:	11/25/2025
Price/Unit:	\$243,400
Price/SF:	\$317.26
Unit Mix:	
4	2Bd/1Ba
1	3Bd/1Ba

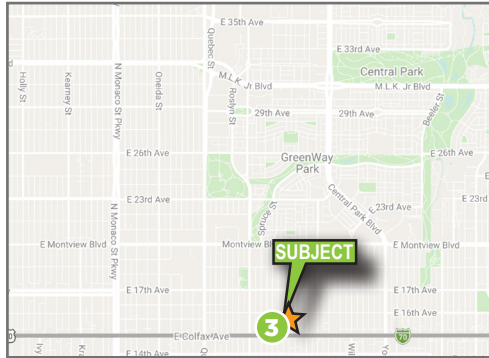


1555-1557 Tamarac Street
Denver, CO

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Number of Units:	4
Year Built:	1951
Sale Price:	\$775,000
Sale Date:	1/20/2026
Price/Unit:	\$193,750
Price/SF:	\$222.70
Unit Mix:	
4	2Bd/1Ba



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