

# BIRCH PLACE

## OFFERING MEMORANDUM





# PROPERTY TOUR & OFFER SUMMARY

## Property Tours

All interested parties must be accompanied by a member of the Listing Team. Forty-Eight (48) hours notice must be given in order to confirm all property tours and can be scheduled by contacting one of the Brokers below. Please do not disturb tenants.

## Offer Submission

All offers must be submitted on a State of Colorado approved purchase contract or on a contract written by an licensed attorney with all purchase terms to include: sales price, earnest money amount, financing terms, any contingencies and a closing date. Earnest money shall be payable to and held by Land Title Guarantee Company.

## PRESENTED BY:

### 5280 Smith Sunshine Properties LLC

3773 Cherry Creek North Drive Ste 675  
Denver, Colorado 80209

720-880-9409  
clsmith56@me.com



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Discover a rare investment opportunity in one of Denver's most desirable neighborhoods. This 6-unit multifamily property sits just blocks from the vibrant 9th & Colorado development and offers unmatched access to Cherry Creek, Downtown Denver, City Park, the Denver Zoo, and the Museum of Nature & Science. Its central location, corner lot setting, and mature trees create an attractive combination of convenience and character.

The property consists of six well-maintained units with a mix of layouts appealing to a variety of tenants:

- Three two-story brownstone-style residences featuring classic architecture and thoughtful floorplans. Each offers spacious main-level living areas with full kitchens—including dishwashers and microwaves—and convenient half baths. Upstairs, tenants enjoy two bedrooms, a full bath, and additional storage space. Many units retain their original hardwood flooring, built-in cabinetry, and vintage fixtures, while some offer modern updates such as A/C and ceiling fans. Each unit also includes a small private rear patio for outdoor enjoyment.

- Three single-level one-bedroom, one-bath units located on the first floor provide efficient, comfortable living spaces. These units feature radiant heat and a simple, functional layout that attracts steady demand.

Supporting amenities add further appeal, including a three-car garage, three additional outdoor storage units, and a common laundry facility located conveniently behind the garage. The corner lot setting allows for more natural light and curb appeal, while the mature trees and landscaped setting enhance the property's historic charm. With individually deeded condo units, investors have flexible options to hold the property as a rental portfolio or sell units individually over time. The combination of original details, modern conveniences, and an unbeatable central location offers stable cash flow potential and long-term appreciation in one of Denver's strongest rental markets.



## PROPERTY DETAILS

<b>SALES PRICE</b>	\$1,725,000
<b>RENTABLE SIZE</b>	4,016 SF
<b>STORIES</b>	2
<b>LOT SIZE</b>	5,403 SF
<b>PROPERTY TYPE</b>	MULTIFAMILY
<b>NUMBER OF UNITS</b>	6
<b>YEAR BUILT</b>	1949
<b>ZONING</b>	G-MU-5
<b>CONSTRUCTION</b>	MASONRY
<b>PARKING</b>	3-CAR GARAGE
<b>ROOF</b>	SLOPED
<b>HEAT</b>	RADIANT
<b>COOLING</b>	A/C (IN SOME UNITS)
<b>TAXES</b>	\$9,125

Prime central location just blocks from 9th & Colorado with easy access to Cherry Creek, Downtown Denver, and City Park

Diverse unit mix including three two-story brownstone-style residences and three single-level one-bedroom units, appealing to a variety of tenants

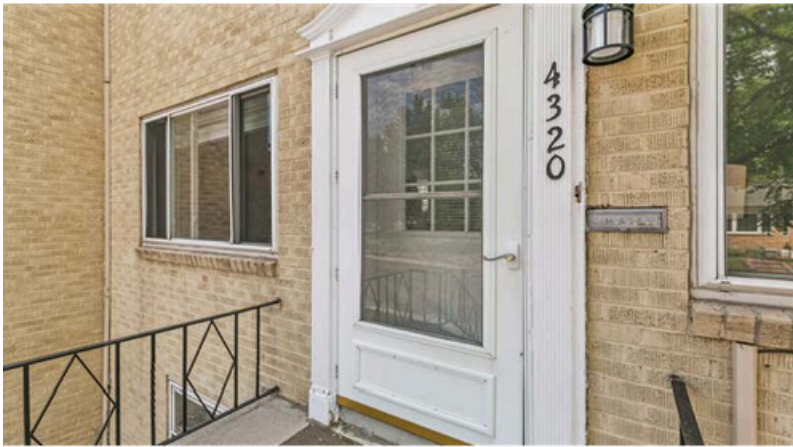
Historic charm with updates: original hardwood floors, built-ins, vintage fixtures, & rear patios

Flexible investment structure with individually deeded condo units, allowing for long-term rental income or unit-by-unit resale potential

\$350K Assumable loan (1% Interest Rate) available with the City & County of Denver (Second Position)

Contact Owner for info regarding the Denver Housing Authority Program

# FINANCIAL ANALYSIS



## UNIT MIX & AVERAGE RENT SCHEDULE

# UNITS	UNIT TYPE	AVG SQFT	AVERAGE PROFORMA RENT
3	1BR/1BA	457	\$1,382
3	2BR/2BA	882	\$2,345

## OPERATING DATA: INCOME

INCOME	PROFORMA
GROSS ANNUAL RENT	\$134,160
VACANCY ALLOWANCE	(\$6,171)
NET RENTAL INCOME	\$127,989
OTHER INCOME	\$8,040
<b>EFFECTIVE GROSS INCOME</b>	<b>\$136,029</b>

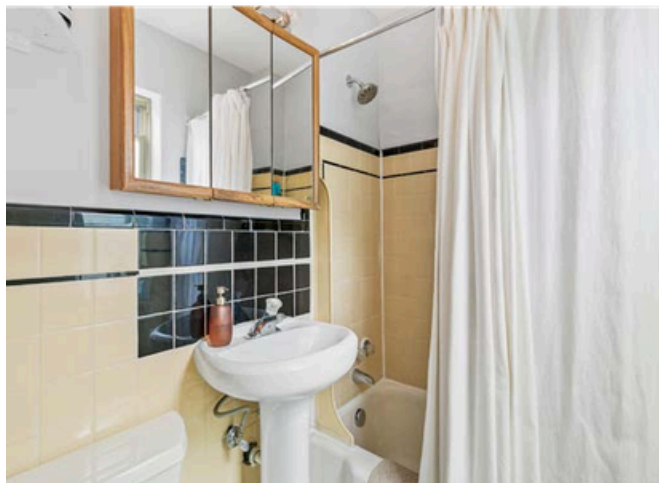
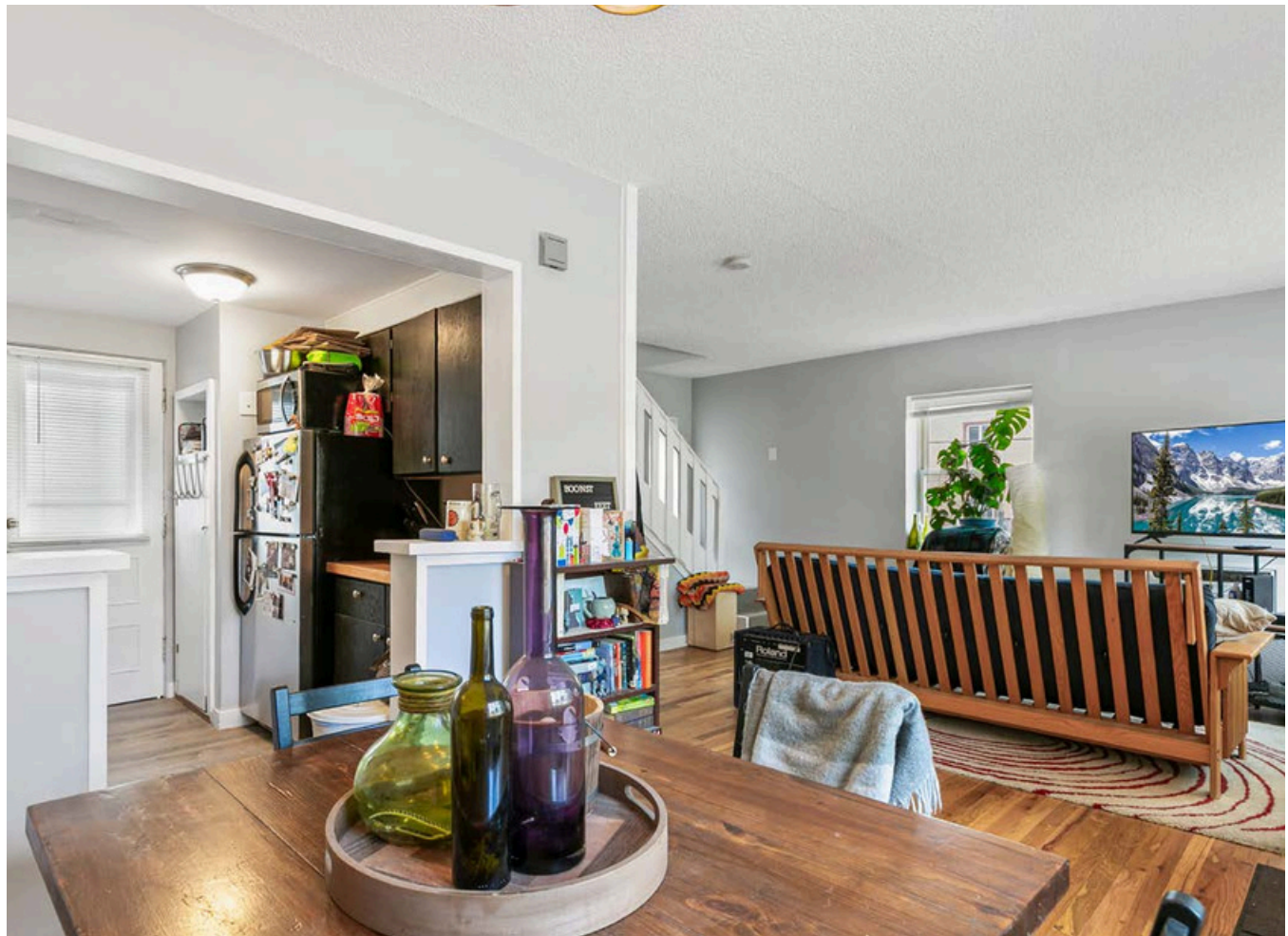
## OPERATING DATA: EXPENSES

ESTIMATED EXPENSES	PROFORMA
INSURANCE	\$8,000
MANAGEMENT	\$0
TAXES	\$9,125
UTILITIES	\$4,695
REPAIRS/MAINTENANCE	\$7,200
ADMINISTRATIVE	\$1,500
<b>TOTAL EXPENSES</b>	<b>\$30,790</b>
EXPENSES PER UNIT	\$5,132
<b>NOI</b>	<b>\$105,239</b>

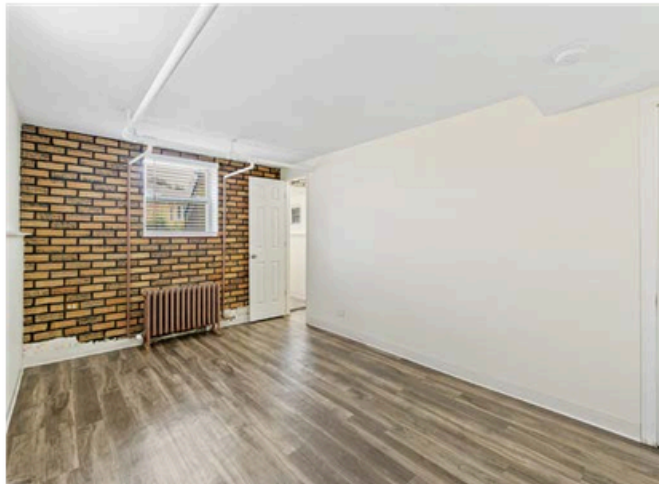
## INVESTMENT SUMMARY

PRICE	\$1,725,000
PRICE/UNIT	\$291,667
PRICE/SQUARE FOOT	\$435.76

# TWO-BEDROOM PHOTOS



# ONE-BEDROOM PHOTOS



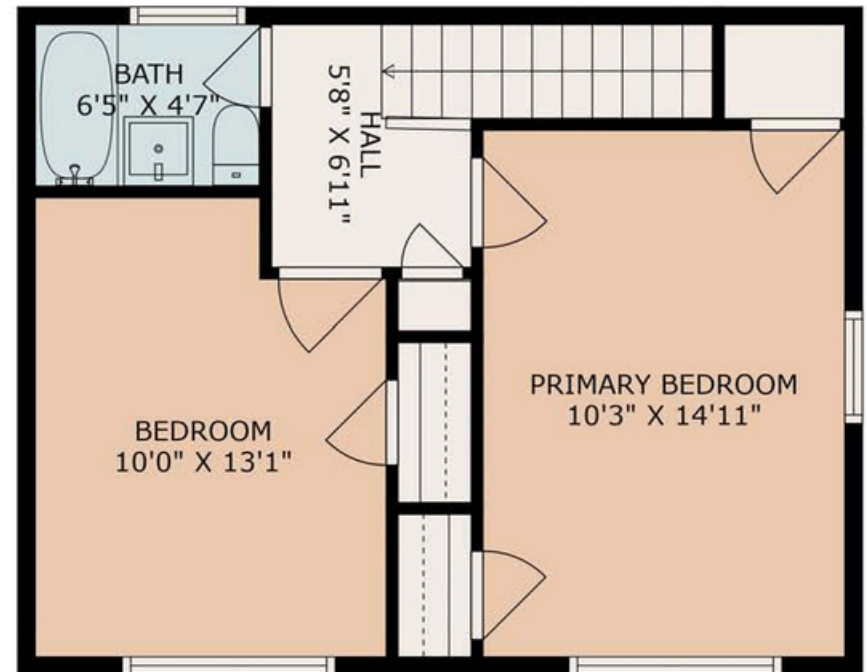
# EXTERIOR PHOTOS



# SAMPLE FLOOR PLAN | TWO-BEDROOM

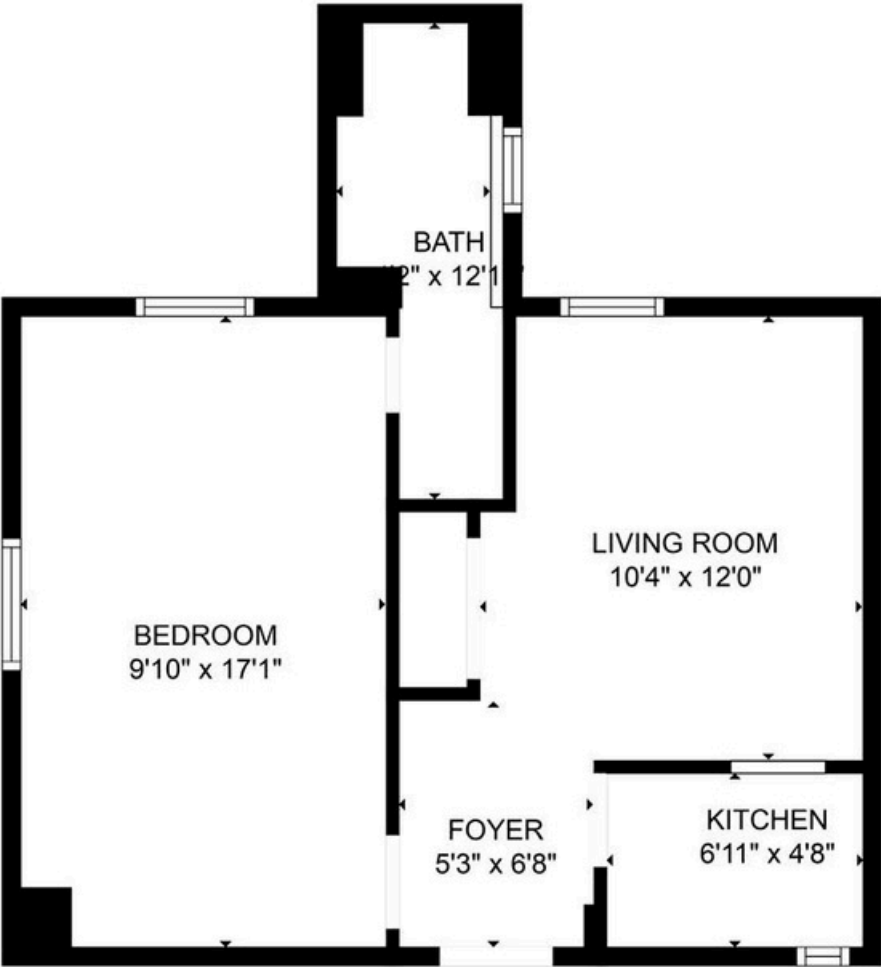


FLOOR 1

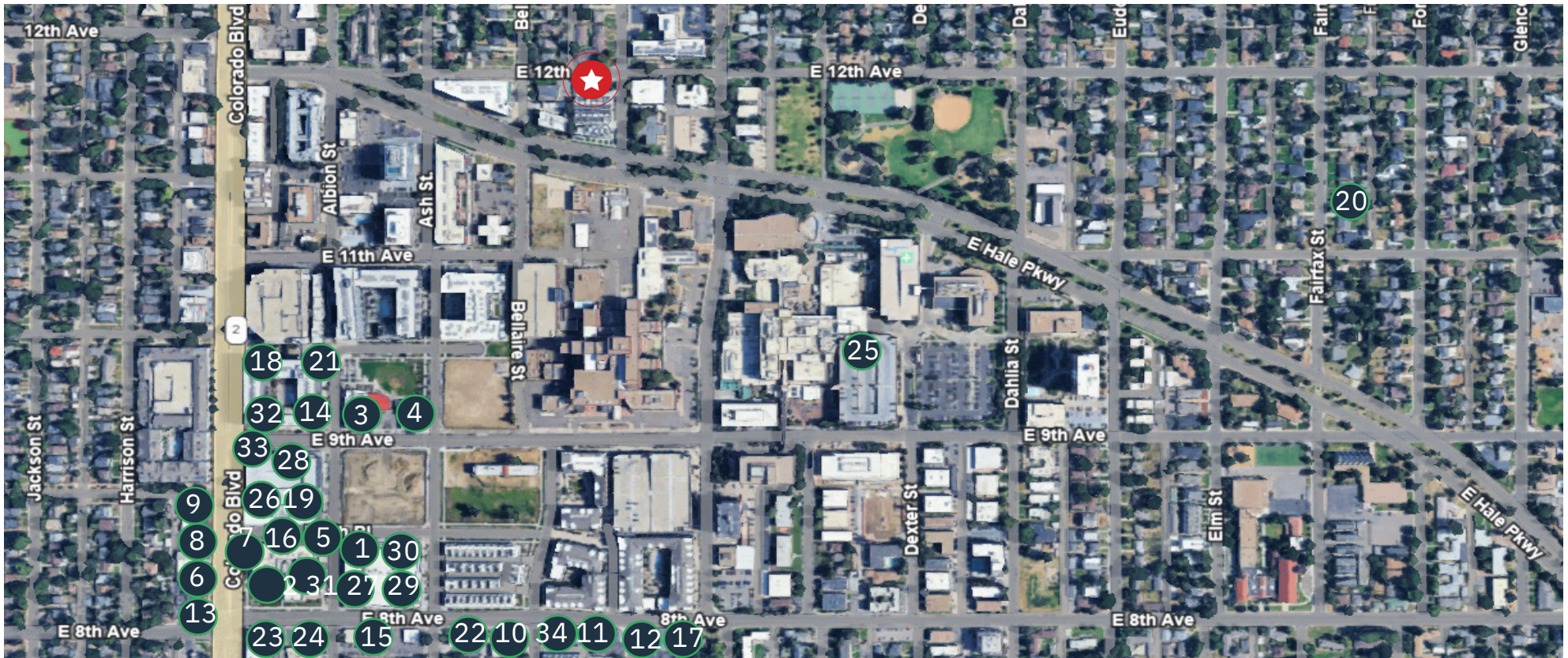


FLOOR 2

SAMPLE FLOOR PLAN | ONE-BEDROOM



# Area Map



## AREA HIGHLIGHTS

### DINING/BARS

- 1 Le French - 9+Co
- 2 Postino - 9+Co
- 3 Culinary Dropout
- 4 Blanco Cocina + Cantina
- 5 CAVA
- 6 Oya Mediterranean
- 7 Hopdoddy Burger Bar
- 8 Swing Thai
- 9 Einstein Bagels
- 10 Sushi Harbor
- 11 Chook Charcoal Chicken
- 12 College Inn Bar

### COFFEE/CONFECTIONS

- 13 Huckleberry Roasters
- 14 Frank & Roze Coffee Co
- 15 Kochi Cafe
- 16 Gelato Boy
- 17 Sugar Vision

### HEALTH & FITNESS

- 18 TruFusion Denver 9&Co
- 19 Action Ashley Coaching
- 20 Embodiment Pilates
- 21 The Joint Chiropractic
- 22 One Life Balance

### RETAIL/SERVICES

- 23 Trader Joe's
- 24 7-Eleven
- 25 HCA HealthONE - Rose Hospital
- 26 CVS
- 27 AMC 9+Co 10 Theatres
- 28 Datura Home
- 29 Chewy Vet Care 9+Co
- 30 M Vince Nail Spa
- 31 Immersive Gamebox
- 32 Huntington Bank
- 33 Bellco Credit Union
- 34 Alchemy Face Bar

# DEMOGRAPHICS

POPULATION 2024	1 mi	24,694
	2 mi	89,980
	3 mi	227,550
MEDIAN AGE	1 mi	39.1
	2 mi	39.5
	3 mi	37.4
2024 HOUSEHOLDS	1 mi	12,287
	2 mi	44,698
	3 mi	115,554
AVERAGE HOUSEHOLD INCOME	1 mi	\$125,934
	2 mi	\$132,187
	3 mi	\$115,628
RENTER OCCUPIED HOUSEHOLDS	1 mi	6,147
	2 mi	22,454
	3 mi	70,146
AREA BUSINESSES	1 mi	2,343
	2 mi	8,795
	3 mi	21,879
DAYTIME EMPLOYEES	1 mi	14,981
	2 mi	59,365
	3 mi	193,894
TOTAL CONSUMER SPENDING	1 mi	\$443,581,954
	2 mi	\$1,653,154,119
	3 mi	\$3,860,913,014

# WALK, TRANSIT, BIKE SCORES

<b>BIKE SCORE</b>	99 <i>'Walker's Paradise'</i>
<b>WALK SCORE</b>	94 <i>'Biker's Paradise'</i>
<b>TRANSIT SCORE</b>	65 <i>'Good Transit'</i>

# HALE

The Hale neighborhood is a highly sought-after submarket in east-central Denver, known for its mix of historic charm and modern redevelopment. Anchored by the 9th & Colorado project, Hale has experienced significant revitalization in recent years, bringing new residential communities, retail, dining, and entertainment to the area while maintaining its established, tree-lined residential streets. Its proximity to Rose Medical Center, National Jewish Health, and other major healthcare institutions makes it especially attractive to medical professionals, students, and hospital staff, ensuring strong and steady rental demand. Hale also benefits from exceptional connectivity—just minutes from Cherry Creek, City Park, Downtown Denver, and the Denver Zoo—offering residents access to some of the city's best shopping, recreation, and cultural amenities. The combination of classic Denver housing stock, modern mixed-use projects, and ongoing investment has positioned Hale as a submarket with both stability and growth potential. For investors, the area presents a unique opportunity to capture consistent occupancy rates, upside from continued redevelopment, and long-term appreciation in one of Denver's most dynamic and evolving neighborhoods.



# Disclosure

All information deemed reliable but not guaranteed and should be independently verified. All properties are subject to prior sale, change or withdrawal. Neither listing broker(s) nor Owner shall be responsible for any typographical errors, misinformation, misprints and shall be held totally harmless.

This Offering Memorandum is not intended to provide a completely accurate summary of the Property. All financial projections are believed to be accurate but may be subject to variation depending on but not limited to the market. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers.

Property Owner has not made or will make any representations or warranties, expressed or implied, as to the accuracy or completeness of the Offering Memorandum and no legal commitment or obligation shall arise by reason of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of any interested parties.

Owner reserve the right, at their own sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any entity at any time with or without notice at any time. The Owner shall have no legal commitment or obligations to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until said contract is approved by the Owner and mutually-executed by all parties to the contract, and any conditions to the Owner obligations thereunder have been satisfied or waived.

# 6-Unit Investment Opportunity in Hale

1195 N BIRCH STREET, DENVER  
4320 E 12TH AVENUE, DENVER  
4324 E 12TH AVENUE, DENVER  
4330 E 12TH AVENUE, DENVER  
4332 E 12TH AVENUE, DENVER  
4340 E 12TH AVENUE, DENVER

**5280 Smith Sunshine Properties LLC**

Sold By Owner (fsbo)  
720-880-9409  
clsmith56@me.com

