

1351 XENIA STREET



1351 XENIA STREET, DENVER, CO 80220

CONFIDENTIAL OFFERING MEMORANDUM



KNOWLTON | SALAZAR
GROUP



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1351 XENIA STREET

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EXECUTIVE SUMMARY

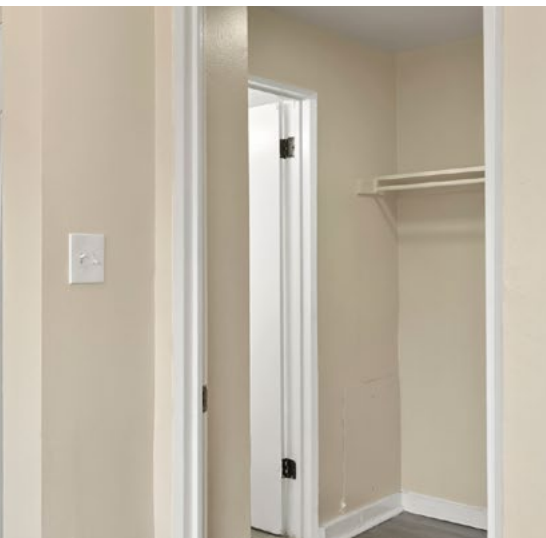
EXECUTIVE SUMMARY

1351 XENIA STREET

1351 Xenia Apartments is an 18-unit multifamily property located in East Denver. Positioned between Rose Medical Center and the Fitzsimons Medical Campus, the asset is supported by steady rental demand from the surrounding healthcare and employment hubs. The building has been well-maintained and features a mix of studios and one bedroom units.

1351 Xenia has undergone significant exterior improvements along with interior updates to many of the units. The property offers off-street parking, on-site laundry, a gated courtyard, and private balconies for select units.





EXECUTIVE SUMMARY

PROPERTY DETAILS:

List Price:	\$2,000,000 (\$111,111/UNIT)
Building Type:	MULTI-FAMILY
Building Size:	12,686 SF
Lot Size:	12,500 SF
Parking:	12 OFF-STREET SPACES
Zoning:	G-MU-5
Construction Type:	MASONRY
YOC:	1961
Property Taxes:	\$11,406

INVESTMENT HIGHLIGHTS

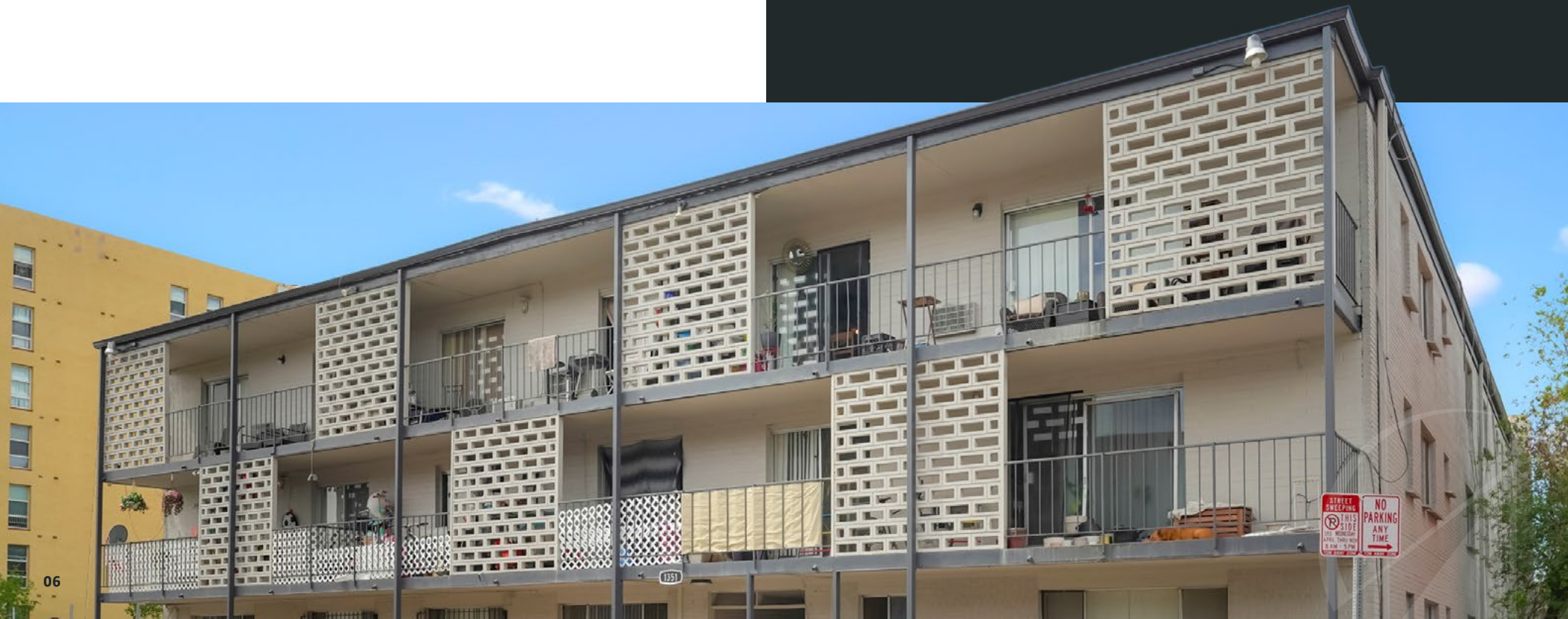
WELL-MAINTAINED 18 UNIT PROPERTY IN EAST DENVER

SIGNIFICANT CAPITAL IMPROVEMENTS COMPLETED DURING CURRENT OWNERSHIP

LARGE, PRIVATE BALCONIES FOR SELECT UNITS

PRICED AT JUST \$157/SF AND \$111,111/UNIT!!

GATED, SECURED ENTRY AND PRIVATE COURTYARD





LOCATION OVERVIEW

LOCATION MAP



LOCATION MAP





MARKET OVERVIEW

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





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
2	STUDIO	475	\$775	\$1.63	\$850	\$1.79	\$18,600	\$20,400
16	1BR/1BA	625	\$1,070	\$1.71	\$1,050	\$1.68	\$205,440	\$201,600
18								

INCOME							CURRENT	PROFORMA
Gross Rental Income:							\$224,040	\$222,000
Vacancy Allowance:					7.0%	7.0%	\$(15,683)	\$(15,540)
Effective Rental Income:							\$208,357	\$206,460
Other Income								
Laundry:							\$1,850	\$1,850
RUBS:							\$10,949	\$15,893
Misc:							\$2,064	\$2,064
Pet Rent:							\$564	\$564
Gross Operating Income:							\$223,784	\$226,831
EXPENSES								
Property Tax:							\$11,406	\$11,406
Property Insurance:							\$11,769	\$11,769
Trash:							\$4,800	\$4,800
Utilities:							\$19,866	\$19,866
Management (Actual):							\$13,427	\$15,878
Repairs & Maintenance (\$1000/Unit):							\$18,000	\$18,000
Admin/Misc:							\$9,460	\$9,460
TOTAL EXPENSES							\$88,728	\$91,179
Expenses per Unit							\$4,929	\$5,066
NET OPERATING INCOME							\$135,056	\$135,652

PRICING SUMMARY

INVESTMENT SUMMARY	
Price:	\$2,000,000
Price/Unit:	\$111,111
Price/SF:	\$157.65
Current Cap Rate:	6.75%

CURRENT	
CASH FLOW INDICATORS	
Net Operating Income	\$135,056
Debt Service	\$(78,000)
Net Cash Flow	\$57,056
Principal Reduction	\$0
Total Return	8.2%

PROFORMA	
CASH FLOW INDICATORS	
Net Operating Income	\$135,652
Debt Service	\$(78,000)
Net Cash Flow	\$57,652
Principal Reduction	\$0
Total Return	8.2%

PROPOSED FINANCING	
Loan Amount:	\$1,300,000
Down Payment (35%):	\$700,000
Interest Rate:	6.00%
Amortization:	Interest Only

VALUE INDICATORS	
CAP Rate	6.75%
Price/Unit	\$111,111
Price/SF	\$157.65
Cash-on-Cash	8.15%

VALUE INDICATORS	
CAP Rate	6.78%
Price/Unit	\$111,111
Price/SF	\$157.65
Cash-on-Cash	8.24%



COMPARABLE SALES



12000 E 16TH AVE
Aurora, CO 80010

Sale Date	6/12/2025
Sale Price	\$6,000,000
Units	50
Year Built	1962/2026
Price/Unit	\$120,000
Price/SF	\$123.84



9407 E 17TH AVE
Aurora, CO 80010

Sale Date	11/14/2025
Sale Price	\$1,750,000
Units	12
Year Built	1971
Price/Unit	\$145,833
Price/SF	\$208.96



1400 KINGSTON ST
Aurora, CO 80010

Sale Date	12/19/2025
Sale Price	\$2,000,000
Units	18
Year Built	1957/2012
Price/Unit	\$111,111
Price/SF	\$149.64



1733 PARIS ST
Aurora, CO 80010

Sale Date	2/13/2025
Sale Price	\$900,000
Units	8
Year Built	1950
Price/Unit	\$112,500
Price/SF	\$206.04



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