

Offering Memorandum



The Whittier Residences
Denver CO 80205

Price: \$5,689,000

A photograph of a modern two-story house with dark grey horizontal siding and white window frames. The house has a flat roof and a small front porch. To the left, there is a large tree with bare branches and some yellow leaves. In the background, a red brick house is visible. The sky is clear blue. A chain-link fence runs along the right side of the property. The text "PROPERTY SUMMARY" is overlaid in white capital letters across the bottom half of the image.

PROPERTY SUMMARY

Executive Summary

Property Details

Address	2931-2941 Williams, 3010-3040 N Lafayette Denver CO 80205
List Price	5,689,000
Type	Multi-family residential
Total Living Area	1502 SFR + 463 ADU
Lot Size	4509
Year Built	2022
Subdivision	Whitttier
Parcel Number	Multiple
Zoning	U-SU-B1

Property Highlights

- 6 fully leased SFR + 6 fully leased ADUs
- SFR homes with 3 beds 2.5 baths
- ADU's are studio with full kitchens and baths over 2 car detached garages
- Great access to parks, schools, shops and dining

The Whittier Residences

A collection of 6 single family homes built in 2022 with 2 car detached garages. Above each garage is a studio ADU with a full kitchen and bath.

Neighborhood

Key features and attractions

Historic architecture: Experience the character of early 20th-century homes, including historic Victorians and bungalows, which are undergoing significant reinvestment.

Convenient location: Enjoy proximity to downtown Denver for work and entertainment, as well as nearby access to I-70 for weekend trips to the mountains.

Urban amenities: Walk to local cafes and parks like Fuller Park, or take a short trip to the Denver Zoo and Museum of Nature and Science.

Walkability and transit: The neighborhood's high walkability rating is enhanced by the nearby 29th and Downing light rail station, making it easy to get around without a car.

Community focus: Whittier is a tight-knit, diverse community with a strong sense of neighborhood identity and active local associations.

Family-friendly environment: The area is popular with young professionals and families, drawn to the Whittier ECE-8 School and the overall welcoming atmosphere



Neighborhood Attributes

Nearby Schools:

- Columbine
- Bruce Randolph
- Manual





Comparable Sales



Address	4312 Xavier St
Sales Date	09/11/2025
Sales Price	940,000
Year Built	1920
Building Size	1705
# of Units	SFR + ADU
Price / Unit	940,000



Address	8129 E 28 th Pl
Sales Date	10/2/2025
Sales Price	1,090,500
Year Built	2002
Building Size	2396
# of Units	SFR + ADU
Price / Unit	1,090,500



Address	4457 Xavier
Sales Date	10/17/2025
Sales Price	1,060,000
Year Built	1948
Building Size	2452
# of Units	2
Price / Unit	1,060,000



Address	Whittier Residences
Sales Date	
List Price	5,689,000
Year Built	2022
Building Size	1965/each residence
# of Units	6
Price / Unit	948,166

An aerial photograph of a city neighborhood. In the foreground, there are several modern, two-story houses with flat roofs and large windows. One house is dark blue, another is red, and a third is light blue. They are situated on a hillside with trees. In the background, a city skyline is visible under a clear blue sky. A basketball court is visible in the lower right foreground.

FINANCIAL ANALYSIS

Unit Mix and Investment Analysis

Investment Highlights:

- **Zoning & Lot Size:** U-SU-B1 zoning on a approx 4500 sq ft lots
- **Rental Income:** Estimated rents of \$4,375+/month with strong comps in the area.
- **Location:** Walkable to Parks, Restaurants and Shopping
- **Buyer Flexibility:** Appeals to e investors, 1031 exchange buyers, developers, and owner-occupants seeking a live/rent setup.
- **Tax & Appreciation:** Low tax basis with long-term upside in a high-demand neighborhood.

Financial & Tax Info

- **Estimated Rent:** \$4,375 +/-month
- **Property taxes** \$5,652/Estimate per property
- **Last Recorded Sale:** 2020



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