OFFERING MEMORANDUM

NORTHPEAK®
COMMERCIAL ADVISORS

1200 COLORADO BOULEVARD

Denver, CO 80206

Price: $3,800,000 | **Units:** 22

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PROPERTY SUMMARY

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EXECUTIVE SUMMARY

PROPERTY DETAILS

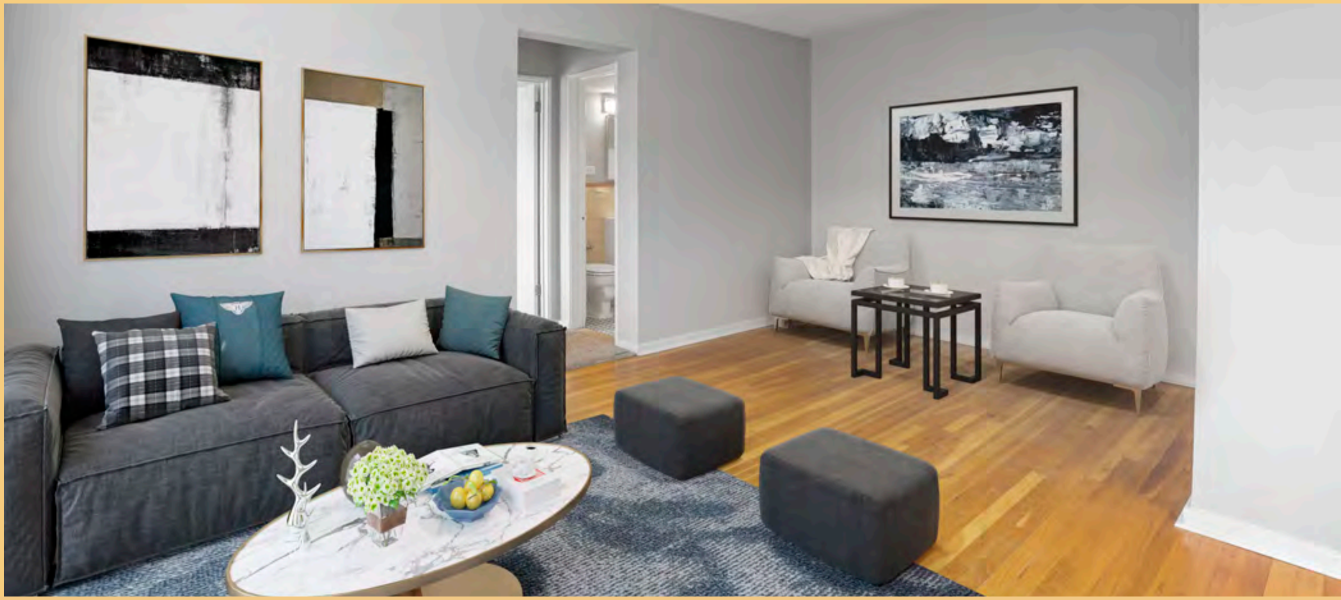
Address	**1200 Colorado Blvd.** Denver, CO 80206
Price	$3,800,000
# of Units	22
Building Size	13,430 SF
Lot Size	18,750 SF
Year Built/Renov.	1950/2023
Roof	Flat
Building Type	Brick
HVAC	Boiler / Swamp Coolers
Zoning	G-MU-5
Off-Street Parking	19 Spaces

PROPERTY HIGHLIGHTS

- Walkable to 9th & CO and Cherry Creek North
- Rare off street parking; 19 income producing spaces
- Renovated units with cooling controlled in unit
- Extensive recent updates including roof 2026, boiler 2021, windows 2022, mailboxes, exterior paint, swamp coolers, and common area
- Separately metered electric - tenants pay direct
- Managed by Cornerstone

1200 Colorado Blvd. is a 22-unit apartment community built in 1950 with durable brick construction. The unit mix is composed of 12 one bedrooms and 10 two bedrooms. There have been extensive recent improvements including a new roof in 2026, boiler in 2021, windows in 2022, exterior paint, mailboxes, swamp coolers, and common area updates. Majority of units have been renovated with new countertops, cabinets, appliances, flooring, and dishwashers. Tenants enjoy in unit cooling with many units having individual controls. The property also features rare off-street parking with 19 income-producing spaces.

The property is well-located within walking distance of 9th & CO and Cherry Creek North, providing residents convenient access to some of Denver's best shopping, dining, and entertainment. For the right investor, this could be a great opportunity to buy a well maintained building in a strong location that will continue to improve with time.



PROPERTY PHOTOS

PROPERTY PHOTOS

LOCATION OVERVIEW

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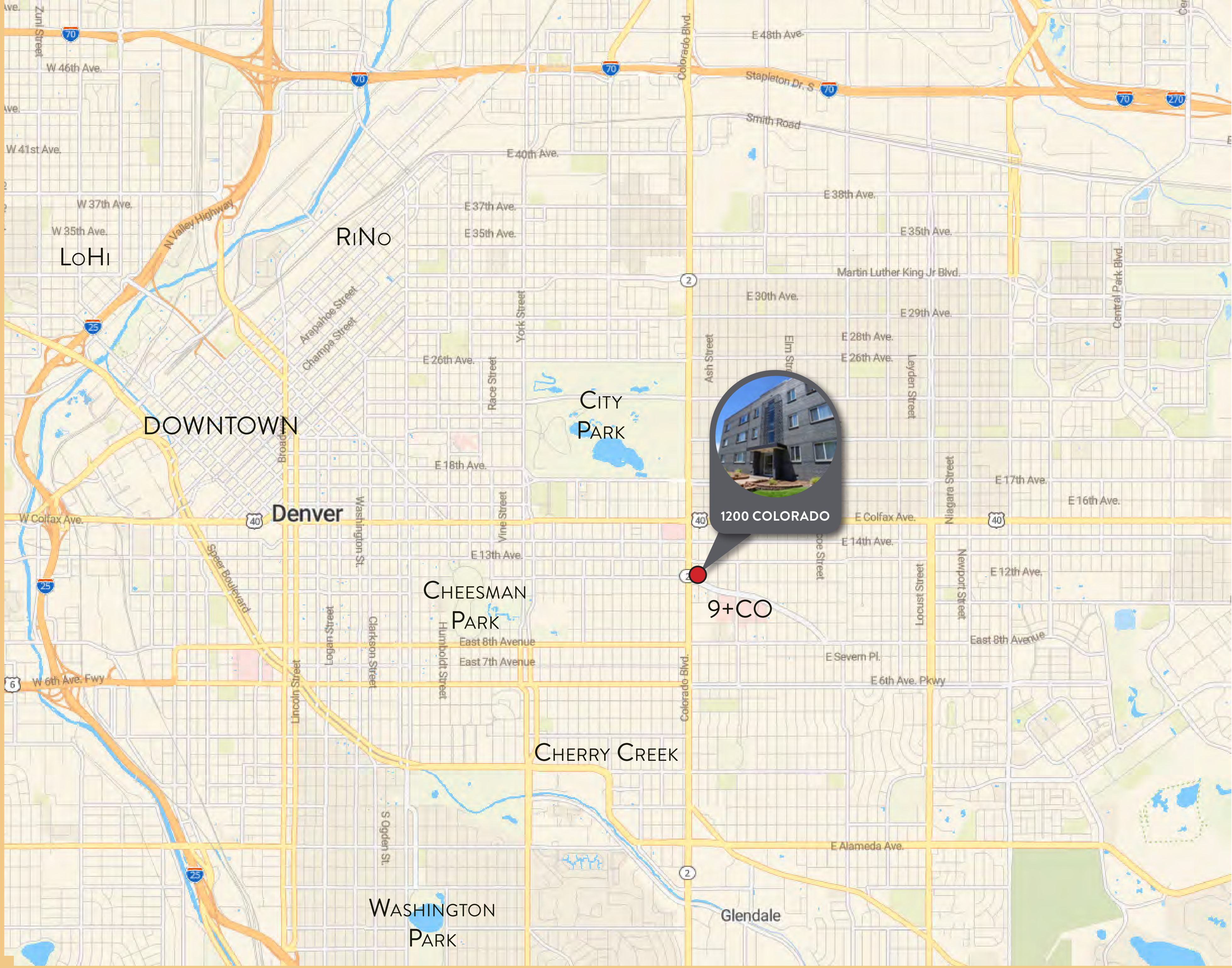
REGIONAL MAP



RETAIL MAP

CITY PARK
1200 COLORADO
SPROUTS FARMERS MARKET
petco
GOODTIMES
AutoZone
Little Man's Ice Cream
Walgreens
illegal pete's
STARBUCKS COFFEE
Walgreens
POPEYES LOUISIANA KITCHEN
CHIPOTLE MEXICAN GRILL
National Jewish Health
EINSTEIN BROS BAGELS
KING Soopers
SAFEWAY
DENVER BOTANIC GARDENS
Health ONE
Rose Medical Center
TRADER JOE'S
amc
BELLCO CREDIT UNION
Snooze AN A.M. EATERY
CVS pharmacy
E 25th Ave.
E 23rd Ave.
E 22nd Ave.
E 21st Ave.
E 19th Ave.
E 18th Ave.
E 17th Ave.
E 17th Ave. Pkwy
E 16th Ave.
E Colfax Ave.
E 14th Ave.
E 13th Ave.
E 12th Ave.
Hale Parkway
E Severn Pl.
East 7th Avenue
East 6th Avenue
E 6th Ave. Pkwy
East 5th Avenue
East 4th Avenue
East 3rd Avenue
Race Street
Vine Street
Gaylord Street
York Street
Albion Street
Ash Street
Dexter Street
Dahlia Street
Eudora Street
Elm Street
Fairfax Street
Forest Street
Glencoe Street
Grape Street
Hudson Street
Holly Street
Ivanhoe Street
Ivy Street
Jasmine Street
Jersey Street
Kearney Street
Krameria Street
Leyden Street
Locust Street
Monaco Parkway
Cook Street
Monroe Street
Jackson Street
Humboldt Street
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HALE NEIGHBORHOOD

Bounded by Colorado Boulevard, East Colfax Avenue, 6th Avenue Parkway, and Holly Street, the Hale neighborhood stands as one of East Denver's most resilient and supply-constrained residential submarkets. Multifamily assets in Hale capitalize on an exceptionally strong, diverse tenant demand base anchored by major regional employers. The neighborhood encompasses Rose Medical Center, sits adjacent to National Jewish Health, and provides rapid transit access to Downtown Denver and the Fitzsimons Medical Campus. Supported by high average household incomes and a dense population of healthcare professionals, young workers, and urban commuters, Hale experiences sustained rental demand and consistently tight vacancy rates across both traditional mid-century and modern infill product.

The Hale submarket has been dynamic following the transformative $400M+ 9th & Colorado (9+CO) redevelopment. This 26-acre master-planned urban hub has injected high-end retail, fitness centers, grocery anchors (including Trader Joe's), movie theaters, and chef-driven dining directly into the community, delivering walkable streetscape amenities for surrounding apartment residents. Adjacent to established higher-rent pockets like Cherry Creek, Congress Park, and Hilltop, Hale offers tenants a walkable lifestyle at an accessible price point. For multifamily investors, acquiring an asset in Hale guarantees a highly liquid investment location backed by intrinsic land value, strong submarket fundamentals, and long-term residual equity appreciation.

INVESTMENT ANALYSIS

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UNIT MIX & INVESTMENT ANALYSIS

UNIT TYPE	NO. OF UNITS	APPROX. SF	CURRENT RENT	MONTHLY INCOME	PRO FORMA RENT	PRO FORMA MONTHLY INCOME
1 Bd / 1 Ba	12	520	$1,115	$13,380	$1,195	$14,340
2 Bd / 1 Ba	10	665	$1,334	$13,340	$1,395	$13,950
TOTALS	**22**	**12,890**		**$26,720**		**$28,290**

INCOME	CURRENT	PRO FORMA
Gross Scheduled Income (GSI)	$320,667	$339,480
Vacancy (5%)	($16,033)	($16,974)
Utility Billback (T12)	$26,373	$26,373
Laundry (T12)	$3,157	$3,157
Parking (T12)($50/Space/Month)	$9,145	$11,400
Pet Rent (T12)	$2,463	$2,463
Other Income (T12)(Adj.)	$12,378	$6,000
GROSS RENTAL INCOME	**$358,150**	**$371,899**

EXPENSES	CURRENT	PRO FORMA
Property Tax (2026)	$23,766	$23,766
Insurance (Current)	$12,279	$12,279
Gas/Electric/Other (T12)	$14,513	$14,513
Water/Sewer (T12)	$7,803	$7,803
Trash (T12)	$11,446	$11,446
Lawn/Snow (Est. $500/Month)	$6,000	$6,000
Management (7%)	$25,070	$26,033
Repairs/Maint. (Est. $1,000/Unit)	$22,000	$22,000
Admin./Misc. (Est. $200/Month)	$2,400	$2,400
TOTAL EXPENSES	**$125,277**	**$126,240**
TOTAL EXPENSES / UNIT	**$5,694**	**$5,738**
NET OPERATING INCOME	**$232,872**	**$245,659**

FINANCIAL ANALYSIS	CURRENT	PRO FORMA
Net Operating Income	$232,872	$245,659
Projected Debt Service	($168,460)	($168,460)
Before Tax Cash Flow	$64,412	$77,199
Cash-on-Cash Return	4.2%	5.1%
Principal Reduction	$26,717	$26,717
Total Return	$91,129	$103,916
CAP RATE	**6.1%**	**6.5%**

INVESTMENT SUMMARY	
List Price	$3,800,000
Price/Unit	$172,727
Price/SF	$283

FINANCING	
Down Payment (40%)	$1,520,000
Loan Amount (60%)	$2,280,000
Interest Rate	6.25%
Amortization	30 Years

COMPARABLE SALES

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COMPARABLE SALES

SUBJECT PROPERTY 1200 Colorado Blvd., Denver, CO	
List Price	JUST LISTED
Year Built/Renov.	1950/2023
Price/Unit	$172,727
Price/SF	$283
Cap Rate	6.1%
Unit Mix	12 - 1 Bd / 1 Ba 10 - 2 Bd / 1 Ba

407-422 29th Ave Denver, CO 80205	#1
Sale Price	$5,975,000
Year Built	1929
Price/Unit	$175,735
Price/SF	$260
Cap Rate	6.3%
Unit Mix	24 - 1 Bd / 1 Ba 7 - 2 Bd / 1 Ba 3 - 3 Bd / 1 Ba

1410-1430 Albion St Denver, CO 80220	#2
Sale Price	$6,838,700
Year Built	1949
Price/Unit	$170,968
Price/SF	$326
Cap Rate	N/A
Unit Mix	8 - Studio 16 - 1 Bd / 1 Ba 16 - 2 Bd / 1 Ba

1275 Washington St Denver, CO 80203	#3
Sale Price	$2,925,000
Year Built	1930
Price/Unit	$172,059
Price/SF	$182
Cap Rate	4.3%
Unit Mix	16 - 1 Bd / 1 Ba 1 - 2 Bd / 1 Ba

551 S Fairfax St Denver, CO 80246	NORTHPEAK BROKERED #4
Sale Price	$2,450,000
Year Built	1961
Price/Unit	$188,462
Price/SF	$231
Cap Rate	6.1%
Unit Mix	2 - Studio 6 - 1 Bd / 1 Ba 5 - 2 Bd / 1 Ba

1685 Cook St Denver, CO 80206	#5
Sale Price	$2,100,000
Year Built	1929
Price/Unit	$233,333
Price/SF	$233
Cap Rate	4.9%
Unit Mix	1 - Studio 8 - 2 Bd / 1 Ba

1373 Fillmore St Denver, CO 80206	#6
Sale Price	$8,650,000
Year Built	1967
Price/Unit	$188,043
Price/SF	$219
Cap Rate	N/A
Unit Mix	27 - 1 Bd / 1 Ba 19 - 2 Bd / 1 Ba

1075 Corona St Denver, CO 80218	NORTHPEAK BROKERED #7
Sale Price	$10,800,000
Year Built	1955
Price/Unit	$300,000
Price/SF	$255
Cap Rate	4.80%
Unit Mix	24 - 1 Bd / 1 Ba 9 - 2 Bd / 1 Ba 3 - 3 Bd / 2 Ba

DISCLOSURE AND CONFIDENTIALITY AGREEMENT

This confidential Offering Memorandum has been prepared by NorthPeak Commercial Advisors, LLC (NorthPeak Commercial Advisors) for use by a limited number of qualified parties. This Offering Memorandum has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial real estate projects and developments. NorthPeak Commercial Advisors recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as 1200 Colorado Blvd., Denver, CO 80206 (the "Property") and of all of the information provided herein related to the Property. By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements or information provided by NorthPeak Commercial Advisors or its brokers.

NorthPeak Commercial Advisors makes no guarantee, warranty, or representation about the completeness or accuracy of the information set forth in this Offering Memorandum. You are responsible to independently verify its accuracy and completeness. NorthPeak Commercial Advisors has prepared the information concerning the Property based upon assumptions relating to the general economy, its knowledge of other similar properties in the market, and on other market assumptions including factors beyond the control of the NorthPeak Commercial Advisors and the Owner of the Property. NorthPeak Commercial Advisors make no representation or warranty as to either the accuracy or completeness of the information contained herein. The information set forth in this Offering Memorandum in not intended to be a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be accurate, NorthPeak Commercial Advisors and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, NorthPeak Commercial Advisors and the Property Owner disclaim any and all liability for any express or implied representations and warranties contained in, or for any omissions from, the Offering Memorandum and for any other written or oral communication transmitted or made available to you. NorthPeak Commercial Advisors shall make available to you, as a qualified prospective investor, additional information concerning the Property and an opportunity to inspect the Property upon written request.

This Offering Memorandum and its contents are intended to remain confidential except for such information which is in the public domain or is otherwise available to the public. By accepting this Offering Memorandum, you agree that you will hold and treat Offering Memorandum in the strictest confidence, that you will not photocopy, duplicate, or distribute it. You agree you will not disclose this Offering Memorandum or its contents to any other person or entity, except to outside advisors retained by you and from whom you have obtained an agreement of confidentiality, without the prior written authorization of NorthPeak Commercial Advisors. You agree that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property. If you determine you have no interest in the property, kindly return the Offering Memorandum to NorthPeak Commercial Advisors at your earliest convenience.

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