

2200 S CHERRY ST

DENVER, CO

4 UNITS | BUILT IN 1963

SALES CONTACTS:

ELLIOTT POLANCHYCK
Senior Broker Associate
214.616.2695
epolanchyck@uniqueprop.com

WILL MCCAULEY
Senior Broker Associate
781.733.3732
wmccauley@uniqueprop.com





PRESENTED **BY**

POLANCHYCK MCCAULEY GROUP MULTIFAMILY ADVISORS



ELLIOTT POLANCHYCK
Senior Broker Associate
214.616.2695
epolanchyck@uniqueprop.com



WILL MCCAULEY
Senior Broker Associate
781.733.3732
wmccauley@uniqueprop.com



TABLE OF **CONTENTS**

01

EXECUTIVE SUMMARY

02

OFFERING TERMS

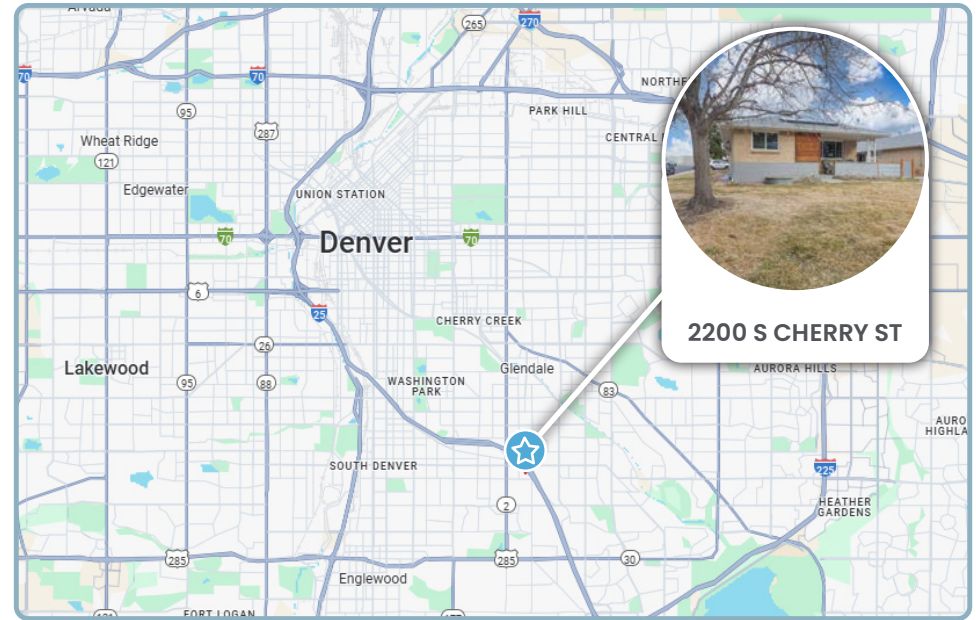














01

EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

Located in the heart of Denver, 2200 S Cherry is a fully renovated property offering four luxurious 3-bedroom, 2-bathroom units with high-end, condo-quality finishes. Designed with flexibility in mind, the property is ideal for investors seeking either short-term rental income or stable, long-term leases in a desirable urban area. 2200 S Cherry is situated in a prime location close to restaurants, retail, and parks, with easy access to public transportation. Its proximity to downtown Denver and popular neighborhoods increases its appeal for both residents and visitors. With Denver's growing population and demand for high-quality rental units, 2200 S Cherry offers strong appreciation potential and competitive returns, especially with its dual leasing options. This flexibility can help investors adjust to changing market conditions, optimizing occupancy and income. This property is ideal for investors aiming to diversify their portfolio with a premium multifamily asset in a thriving market.



<p>ADDRESS</p>  <p>2200 S CHERRY ST DENVER, CO</p>	<p>COUNTY</p>  <p>DENVER</p>	<p>UNITS</p>  <p>4</p>	<p>BLDG SIZE</p>  <p>5,622 SF</p>
<p>STORIES</p>  <p>1</p>	<p>CONSTRUCTION</p>  <p>WOOD</p>	<p>Y.O.C.</p>  <p>1963</p>	<p>PARKING</p>  <p>OFF-STREET - 4 SPACES</p>
<p>HVAC</p>  <p>INDIVIDUAL FURNACES</p>	<p>WATER/SEWER</p>  <p>MASTER</p>	<p>GAS</p>  <p>INDIVIDUAL</p>	<p>ELECTRIC</p>  <p>INDIVIDUAL</p>

LOCATION OVERVIEW



189,290

Residents

3-Mile Radius



517,114

Residents

5-Mile Radius



33.6

Avg Age of Residents

3-Mile Radius



\$59,333

Median Household Income

3-Mile Radius



2.5

Avg Persons / Household

3-Mile Radius



1,690,216

Total Labor Force

Denver-Aurora-Lakewood MSA



\$512,002

Median Sale Price

City of Denver



DENVER, CO

Denver is the capital and most populous municipality of Colorado and is the seat of Denver County. The Denver downtown district is immediately east of the confluence of Cherry Creek and the South Platte River, approximately 12 miles east of the foothills of the Rocky Mountains. The Five Points community is situated immediately north of Denver's Central Business District and is one of the city's first residential suburbs, founded in the 1860s. The landmark community contains some of Denver's oldest homes and historic storefronts, and its' commercial district is renowned for hosting the world's premier African American jazz musicians. In modern times, the River North Arts

District within Five Points is a thriving arts and entertainment district featuring an electric blend of creative businesses, art galleries, specialty shops, breweries, restaurants, and music venues.

#2 150 Best Places to Live in the U.S.

- *U.S. News & World Report
2020-2021*

The 10-county Denver-Aurora-Lakewood, CO metropolitan area is the 19th most-populous U.S. metro, and the broader 12-county Denver-Aurora, CO Combined Statistical Area has a population of more than 3.6 million residents. This bustling metropolis, one

of the fastest-growing in the U.S., is set against the backdrop of the Colorado Rocky Mountains and is widely recognized for its exceptional balance of a thriving economy, healthy lifestyle, and urban, as well natural, amenities.

Metro Denver has a Total Real Gross Domestic Product (GDP) of over \$202 billion, ranking its economy as the 18th-largest in the country. The metro area is home to nine Fortune 500 Headquarters and the region's economy is centralized around nine major clusters: aerospace, aviation, beverage production, bioscience, broadcasting and telecommunications, financial services, energy, health care, and information technology.



DAILY CONVENIENCES

A sampling of conveniences within walking distance or in close proximity to the property are:



Hair and beauty salons, fitness centers, gas stations, auto repair shops and parts supply stores, insurance services, and medical clinics are also nearby.



SHOPPING AND DINING

River Point at Sheridan

- 135-acre, open-air collection of major retailers, shops, dining, and entertainment options in Englewood
- Target, Costco, Conn's, Michaels, PetSmart, Burlington, Regal Cinemas
- Panera Bread, Steak 'N Shake, Chick-Fil-A, Texas Roadhouse, Buffalo Wild Wings

Cherry Creek Shopping Center

- Premiere shopping and dining center
- Over 160 retailers including Macy's, LOFT, The Container Store, Apple, Neiman Marcus

16th Street Mall / Denver Pavilions

- Denver's mile-long, pedestrian-friendly mall with free shuttle service stops on every corner
- Denver Pavilions features 12 movie theaters, over 40 shops and restaurants, and indoor parking
- Ross Dress for Less, Banana Republic, Express, Forever 21, Hard Rock Café, Maggiano's Little Italy

Eateries

- Star Kitchen
- Lollicup
- Pho 96 Vietnamese
- SUPIVA Thai Food
- Pizza Hut
- Tortas San Pancho
- La Michoacana
- Taco Bell
- McDonald's

MAP & DEMOGRAPHICS

DEMOGRAPHICS

POPULATION	1 MILE	2 MILES	3 MILES
2024 Population	18,348	79,530	167,588
2029 Population Projection	18,415	80,209	169,856
Median Age	39.2	36.3	37.8

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
2024 Households	8,467	36,318	78,016
Avg Household Income	\$108,427	\$108,892	\$117,071
Median Household Income	\$78,691	\$79,200	\$85,422
Median Home Value	\$645,713	\$667,818	\$713,847



2200 S CHERRY ST



02

OFFERING TERMS

UNIT MIX AND RENT SCHEDULE

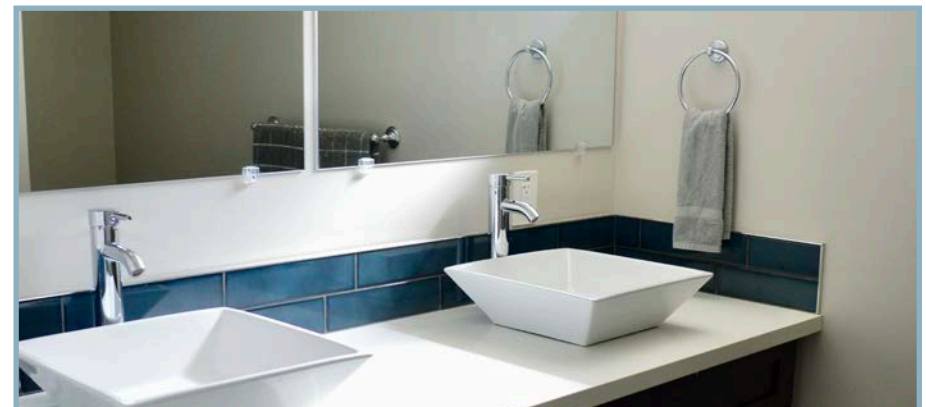
TYPE	# OF UNITS	CURRENT RENT	AVERAGE RENT	AVERAGE SIZE	RENT / SF	MONTHLY PRO FORMA	TOTAL UNIT SIZE	LOWEST RENT	HIGHEST RENT
3 Bed, 2 Bath	4	\$13,510	\$3,378	1,438	\$2.35	\$3,600	5,752	\$3,200	\$3,600
TOTAL	4	\$13,510			All Units-->	\$14,400	5,752		
ANNUALIZED TOTAL		\$162,120				\$172,800			

NET OPERATING INCOME

INCOME	CURRENT		PER UNIT	PRO FORMA		PER UNIT
Scheduled Rent Income	\$162,120			\$172,800		
See Other Income Detail	\$2,688			\$8,708		
Scheduled Gross Income		\$164,808	\$41,202		\$181,508	
Vacancy Allowance		\$(8,106)	\$(2,027)		\$(8,640)	
Effective Gross Income:		\$156,702	\$39,176		\$172,868	\$43,217
EXPENSES						
Taxes, Property:						
Real	\$8,079	\$8,079	\$2,020	\$8,079	\$8,079	\$2,020
Insurance:						
Property	\$6,700	\$6,700	\$1,675	\$6,700	\$6,700	\$1,675
Utilities:						
Gas & Electric	\$2,688			\$2,688		
Electric	\$3,180			\$3,180		
Trash Collection	\$200			\$200		
Water & Sewer	\$2,640	\$8,708	\$2,177	\$2,640	\$8,708	\$2,177
Repairs & Maintenance:						
Lawn & Landscaping	\$1,600			\$1,600		
Other	\$200			\$200		
Snow Removal	\$200	\$2,000	\$500	\$200	\$2,000	\$500
Total Expenses		\$25,487	\$6,372		\$25,487	\$6,372
NET OPERATING INCOME		\$131,215	\$32,804		\$147,381	\$36,845

PRICING OPTIONS

	PRICING
	<u>CURRENT / PRO FORMA</u>
Price	\$2,280,000
Down Payment	\$684,000 (30%)
Loan Amount	\$1,596,000
Interest Rate / Amortization	6.00% / 30 Years
Current NOI / Pro Forma NOI	\$131,215 / \$147,381
CURRENT / PRO FORMA ANALYSIS	CURRENT / PRO FORMA
Debt Service	\$(114,826)
	\$16,390 / \$32,556
Net Cash Flow After Debt Service	2.40% / 4.76%
Principal Reduction	\$19,599
	\$35,989 / \$52,155
Total Return	5.26% / 7.62%
Cap Rate	5.76% / 6.46%
GRM	14.06 / 13.19
Price/Unit	\$570,000
Price/Sq Ft	\$396.38





UNIQUE PROPERTIES
400 South Broadway
Denver, CO 80209
www.uniqueprop.com

SALES CONTACTS:

ELLIOTT POLANCHYCK
Senior Broker Associate
214.616.2695
epolanchyck@uniqueprop.com

WILL MCCAULEY
Senior Broker Associate
781.733.3732
wmccauley@uniqueprop.com

All materials and information received or derived from Unique Properties its directors, officers, agents, advisors, affiliates and /or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Unique Properties its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Unique Properties will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Unique Properties makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Unique Properties does not service as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and /or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies.

All properties and services are marketed by Properties in compliance with all applicable fair housing and equal opportunity laws.