

5-UNIT MULTI-FAMILY OFFERING

1406 CLAYTON ST

DENVER, CO 80206



URL
LISTING

FOR SALE: \$1,025,000

5.42-6.98% CAP RATE | UPDATED AND FULLY LEASED



TOUR
VIDEO

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1406 CLAYTON ST

5-Unit Multi-Family Offering

Updated 1897 Denver brick charmer in a premium Congress Park location, this fully leased five-unit property offers stable income today with clear upside ahead. Steeped in history, the building still showcases its original hardwood floors, beautiful moldings, fireplaces, stained glass, and intricate woodwork—paired seamlessly with updated kitchens and bathrooms that feature clean, newer finishes.

The unit mix includes spacious 1-bed and 2-bed layouts, a studio, and a top-floor attic apartment, each with its own character, tall ceilings, and generous natural light. Once a well-known social destination for government officials more than a century ago, the property carries a unique legacy while functioning as a reliable investment today. Heat is provided by a central boiler, utilities are master-metered, and on-site laundry, currently free, can be converted to income. The two-car garage also offers additional revenue potential.

Situated between City Park, Cheesman Park, the Botanic Gardens, and just minutes to Downtown Denver, this is an exceptional investment with strong demand, low vacancy risk, and room to elevate rents and value through thoughtful updates.

Schedule a private tour with your agent today.

Jeff Hahl (303) 718-4969

PROPERTY SUMMARY

5

TOTAL UNITS

1897

YEAR BUILT

\$86,160

ANNUAL INCOME

4,148 SF

BUILDING SIZE

OFFERING PRICE

\$1,025,000

ZONING

U-RH-3A (Residential Multi-Family)

TOTAL UNITS

5 (Mix of 1-Bed, 2-Bed, and Studio layouts)

LOT SIZE

4,393 SQ FT

CAP RATE

5.42-6.98%



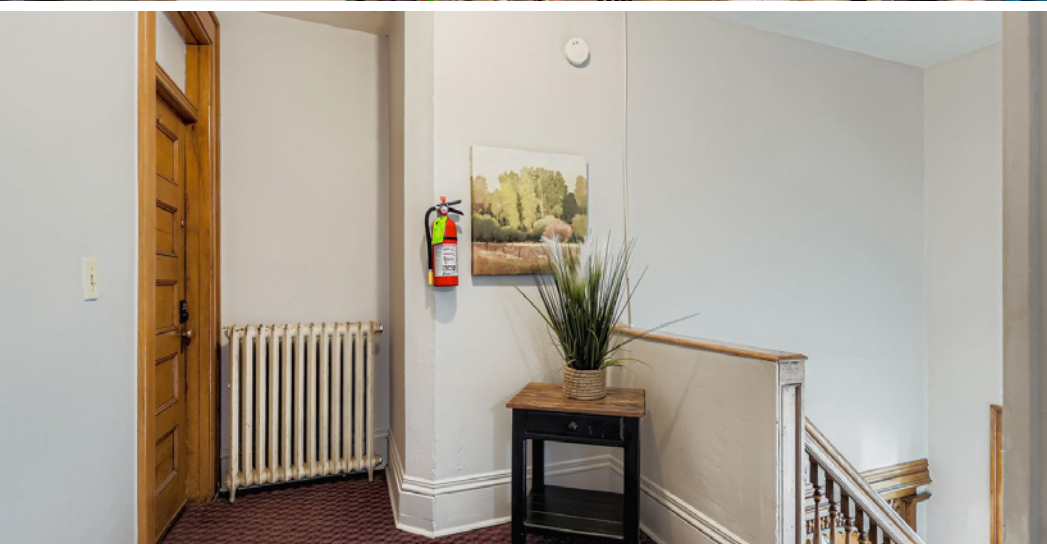
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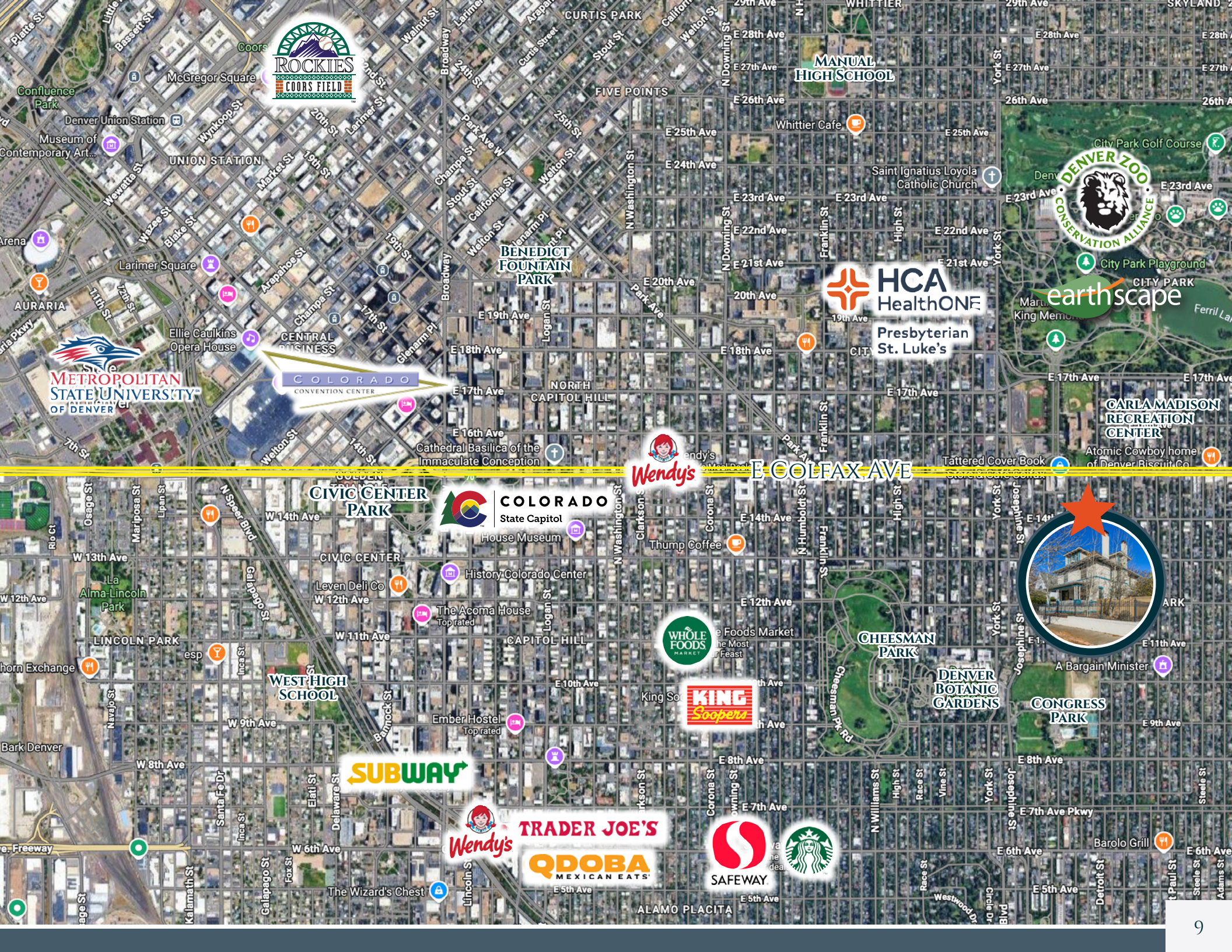


Income							
Unit	Lease Expiration	Unit Mix	Appro Sqft	Current Income	Proforma Income	Yr 2 Income	Yr 3 Income
Basement 1/1	12/31/2026	1bd, 1ba	450	\$1,350	\$1,450	\$1,550	\$1,550
1st Floor 1/1	9/30/2026	1bd, 1ba	1,000	\$1,650	\$1,850	\$1,950	\$1,950
2nd Floor 2/2	6/30/2026	2bd, 2ba	1,100	\$1,930	\$2,250	\$2,350	\$2,300
Second floor Studio	8/31/2026	Studio, 1ba	200	\$900	\$995	\$1,075	\$1,175
Second floor Attic	6/30/2027	1bd, 1ba	600	\$1,350	\$1,450	\$1,550	\$1,650
Additional Income (Laundry, Parking, etc)					\$275	\$295	\$315
Monthly			Total	\$7,180	\$8,270	\$8,770	\$8,940
Vacancy				0%	3%	3%	3%
Annual Income				\$86,160	\$96,263	\$102,083	\$104,062

Expenses (Approximate)				
Unit	Current	Proforma	Year 2	Year 3
Utilities	\$7,255	\$7,400	\$7,548	\$7,699
Taxes	\$5,305	\$5,411	\$5,519	\$5,630
Maintenance	\$3,750	\$3,825	\$3,902	\$3,980
Insurance	\$8,295	\$8,461	\$8,630	\$8,803
Management (7%)	\$6,031	\$6,152	\$6,275	\$6,400
Annual Expense	\$30,636	\$31,249	\$31,874	\$32,511
Average Monthly	\$2,553.01	\$2,604.07	\$2,656.16	\$2,709.28
Net Opp Income	\$55,524	\$65,014	\$70,209	\$71,550
List Price/Value **	\$1,025,000	\$1,055,750	\$1,087,423	\$1,120,045
Cap Rate	Current	Proforma	Year 2	Year 3
	5.42%	6.34%	6.85%	6.98%
Value on Cap Rate	6.00%	1,083,565	1,170,149	1,192,504

Notes: Not individually metered - owner pays all (Xcel, Water, etc)

	Current	Proforma	Year 2	Year 3
Purchase Price	\$1,025,000			
Down Payment %	40%			
Down Payment Amount	\$410,000			
Loan amount	\$615,000			
Annual Interest Rate	5.75%			
PI Payments	(\$3,589)			
Net Operating Income	\$55,524	\$65,014	\$70,209	\$71,550
Annual Debt Service	(\$43,068)	(\$43,068)	(\$43,068)	(\$43,068)
Annual Cash Flow	\$12,456	\$21,946	\$27,141	\$28,483
Annual Cash on Cash Return	3.04%	5.35%	6.62%	6.95%
Yr 1 Principal Reduction	\$8,128	\$8,128	\$8,595	\$9,090
Total Return	5.02%	7.34%	8.72%	9.16%
Total Return on Investment (Inc Appreciation)		15%	31%	48%
Expense Assume:	2% annual increase			
Appreciation Assume:	3% annual increase			



MANUAL HIGH SCHOOL



E COLFAX AVE



CHEESMAN PARK

DENVER BOTANIC GARDENS

CONGRESS PARK

WEST HIGH SCHOOL



ALAMO PLACITA

DENVER, CO

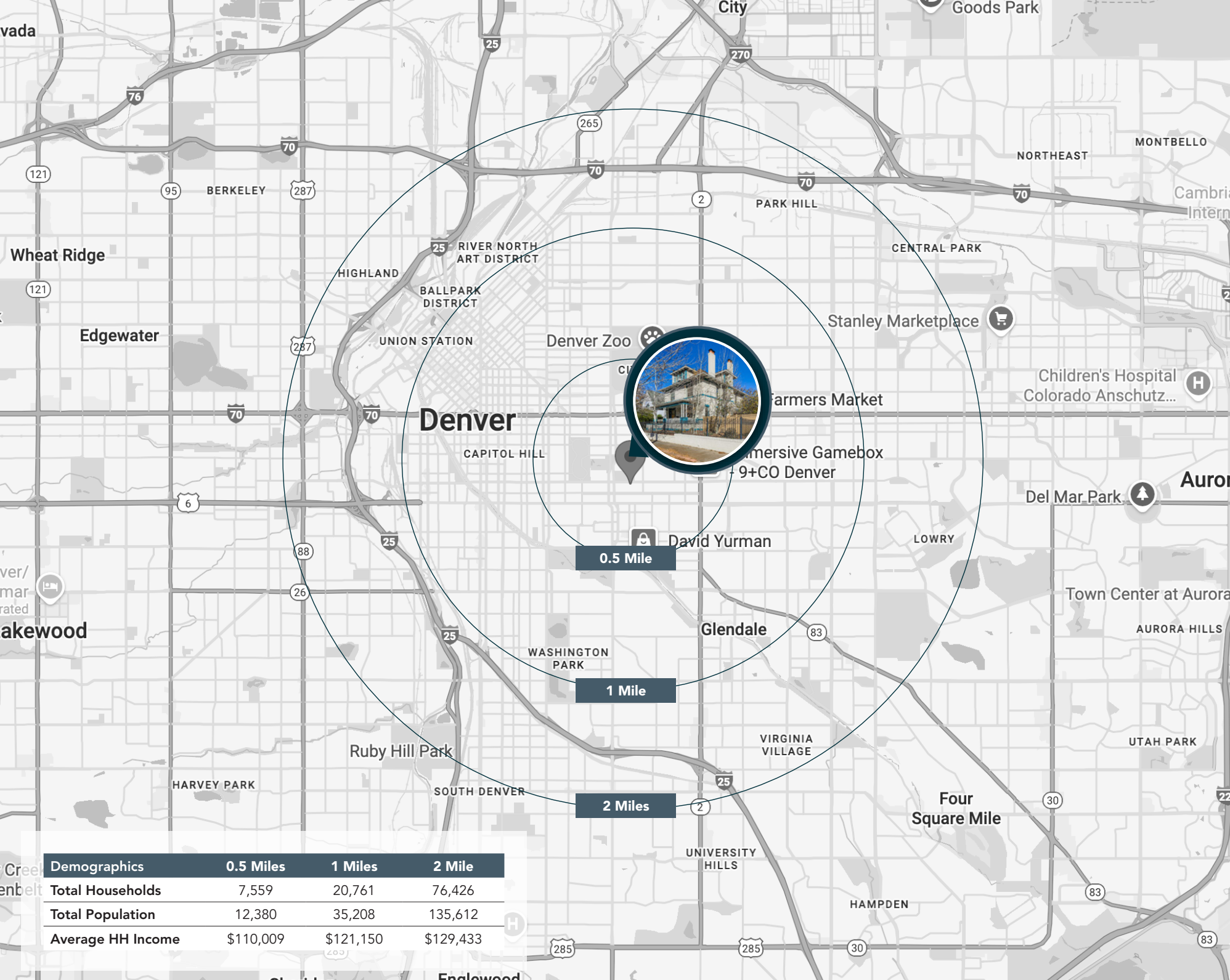
Market Overview

Denver Colorado, the “Mile High City,” is a dynamic urban center perched a mile above sea level, flanked by the scenic Rocky Mountains. Its modern skyline, dotted with high-rises, mirrors its economic progress, particularly in booming sectors like technology, telecommunications, energy, and a burgeoning aerospace industry. The city’s sunny, semiarid climate appeals to outdoor enthusiasts, complementing its urban charm.



Culturally vibrant, Denver boasts landmarks like the Denver Art Museum and the Museum of Nature and Science, reflecting its dedication to both Western heritage and contemporary innovation. The city’s arts district teems with galleries and performance spaces, showcasing local and international talent. The Red Rocks Amphitheatre, set amidst natural geological wonders, epitomizes its thriving music and performing arts scene, attracting global acts and audiences. In addition, the city hosts numerous festivals and events throughout the year, celebrating everything from film to food, further enriching its cultural tapestry. Denver’s economy benefits from this educational and innovative spirit, with environmental initiatives and sustainable urban development further driving economic growth. The city’s diverse culinary landscape, from street food to gourmet dining, and a celebrated craft beer culture, alongside a lively nightlife with bars, clubs, and music venues, makes Denver an inviting and economically vibrant destination for both residents and tourists. This economic dynamism is also reflected in the city’s burgeoning startup scene and tech industry, attracting entrepreneurs and investors alike. Additionally, Denver’s strategic location as a transportation hub contributes significantly to its commercial and logistical sectors, bolstering the overall economic health of the region.





Denver

0.5 Mile

1 Mile

2 Miles

Demographics	0.5 Miles	1 Miles	2 Mile
Total Households	7,559	20,761	76,426
Total Population	12,380	35,208	135,612
Average HH Income	\$110,009	\$121,150	\$129,433

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