

INVESTMENT ADVISORS



Greg Johnson
Senior Advisor

303-810-1328

Greg@NorthPeakCRE.com



Conner Piretti
Senior Advisor

303-818-1805

Conner@NorthPeakCRE.com



Austin Bengford
Advisor

970-692-3008

Austin@NorthPeakCRE.com



NORTHPEAK[®]
COMMERCIAL ADVISORS

NorthPeak Commercial Advisors

1720 S Bellaire St. Suite 701

Denver, CO 80222

720-738-1949 · NorthPeakCRE.com





PROPERTY SUMMARY



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EXECUTIVE SUMMARY

PROPERTY DETAILS

Address	1329 N Grant St. Denver, CO 80203
Price	\$4,200,000
# of Units	34
Building Size	13,046 SF
Lot Size	6,250 SF
Year Built	1924
Roof	Sloped
Building Type	Vintage - Interior Hallway
Heat	Steam Boiler
Zoning	C-MX-8

PROPERTY HIGHLIGHTS

- Beautifully maintained vintage property in heart of Capitol Hill
- Original hardwood floors and wood trim in most units
- Excellent value-add potential through targeted renovations
- Newer vinyl windows and renovated common areas
- Prime location less than one block from the Colorado State Capitol

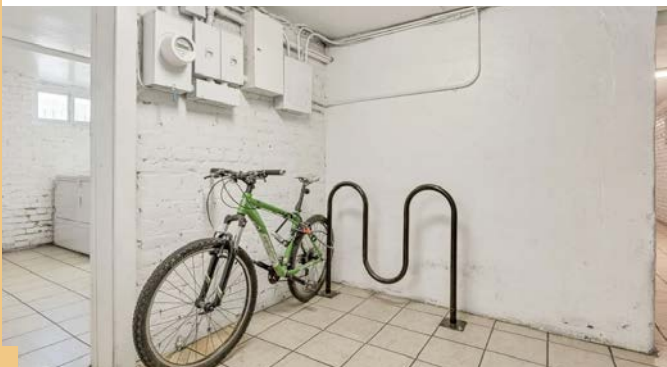
The Adams at Grant presents a rare opportunity to acquire a classic, well-maintained vintage apartment building in the heart of Denver's Capitol Hill neighborhood. Less than a block away from the Colorado State Capitol and walking distance to some of the city's best dining, nightlife and cultural attractions.

Each of the 34 studio apartments offer a blend of historic charm and practical features that appeal to today's renters. Residents enjoy original hardwood and tile flooring, spacious walk-in closets, abundant natural light, and the timeless architectural details that define pre-war construction. Recent capital improvements include newer vinyl windows, renovated common hallways, and an on-site laundry facility for resident convenience.

With its irreplaceable location, enduring architectural appeal, and stable tenant demand driven by the surrounding employment base, The Adams at Grant is well-positioned for continued rent growth. A value-add investor has the opportunity to unlock significant upside through targeted in-unit renovations, further enhancing revenue while preserving the building's historic character.





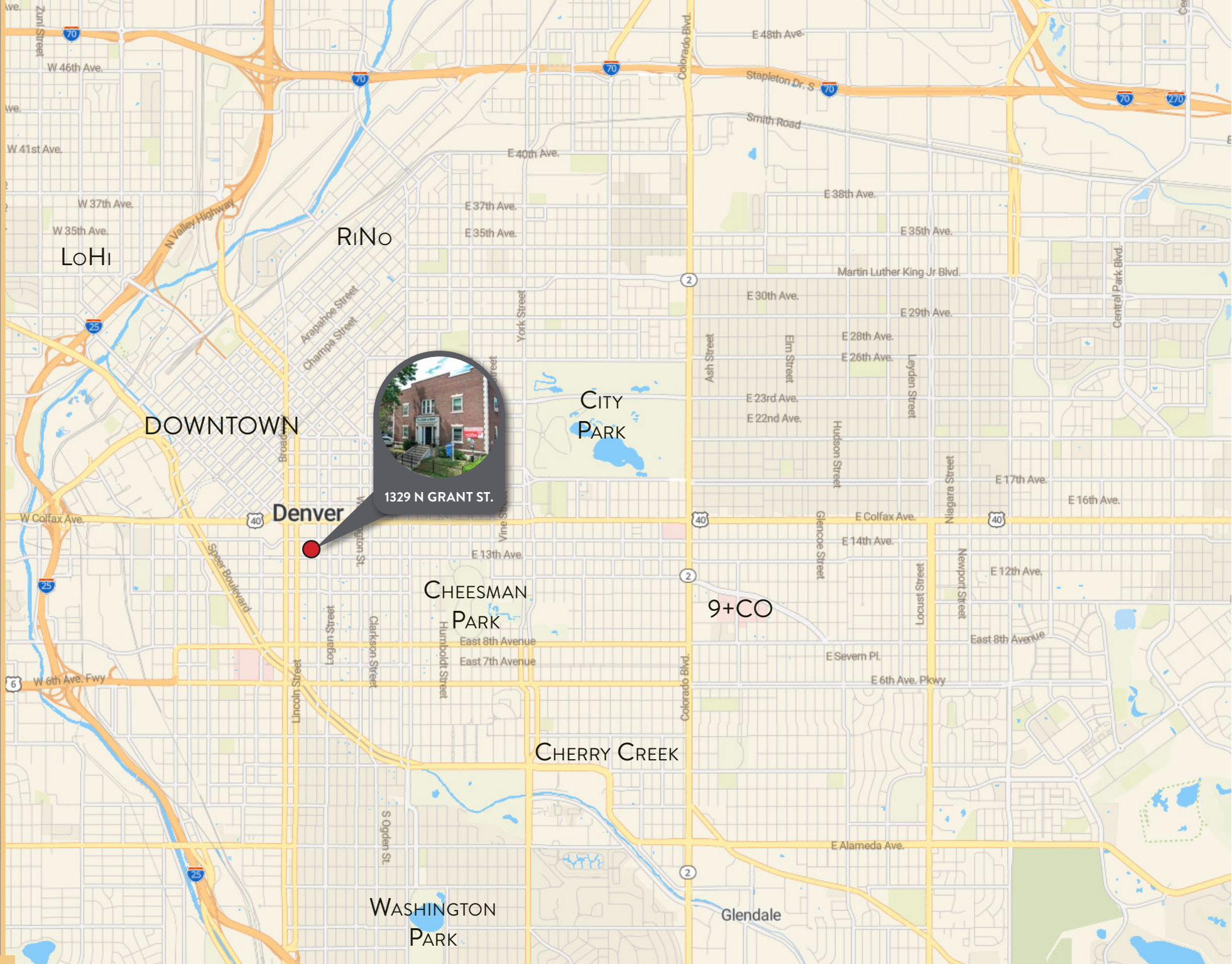




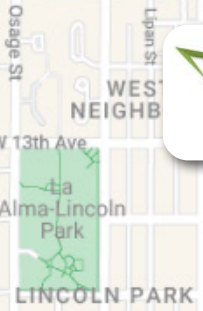
LOCATION OVERVIEW



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1329 N GRANT ST.



CAPITOL HILL

Denver's Capitol Hill is a centrally located neighborhood that offers a vibrant mix of Colorado history, architectural charm, parks, bars, and restaurants. "Cap Hill" is Denver's most densely populated neighborhood and is home to many apartment buildings, from modern, 11-story high rises to quaint older walk-ups.

Explore the gold-domed Colorado State Capitol with its "Mile High" marker on the 13th step. Civic Center Park regularly plays host to live music and food trucks. Within this area, you'll find some of Denver's finest museums nestled among beautiful turn-of-the-century mansions of Cap Hill, including the Molly Brown House Museum which tells the story of the "Unsinkable" Molly Brown.

Walk
Score
96

WALKER'S PARADISE

Daily errands do not require a car

Transit
Score
77

EXCELLENT TRANSIT

Transit is convenient for most trips

Bike
Score
97

BIKER'S PARADISE

Daily errands can be accomplished on a bike





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
Studio	34	300	\$1,033	\$35,122	\$1,046	\$35,564
TOTALS	34	10,200		\$35,122		\$35,564

INCOME	CURRENT	PRO FORMA
Gross Scheduled Income (GSI)	\$421,560	\$426,600
Vacancy (12%/5%)	(\$50,250)	(\$21,330)
GROSS RENTAL INCOME	\$371,310	\$405,270
EXPENSES	CURRENT	PRO FORMA
Property Tax	\$28,311	\$28,311
Insurance	\$22,943	\$22,943
Gas/Electric	\$29,068	\$29,068
Water/Sewer	\$9,689	\$9,689
Management	\$30,489	\$28,369
Repairs/Maintenance	\$22,011	\$30,000
Admin/Misc.	\$5,049	\$5,049
TOTAL EXPENSES	\$147,560	\$153,428
TOTAL EXPENSES / UNIT	\$4,340	\$4,513
NET OPERATING INCOME	\$223,750	\$251,842

FINANCIAL ANALYSIS	CURRENT	PRO FORMA
Net Operating Income	\$223,750	\$251,842
Projected Debt Service	(\$186,193)	(\$186,193)
Before Tax Cash Flow	\$37,558	\$65,649
Cash-on-Cash Return	2.2%	3.9%
Principal Reduction	\$29,529	\$29,529
Total Return	\$67,087	\$95,178
CAP RATE	5.3%	6.0%

INVESTMENT SUMMARY		FINANCING	
List Price	\$4,200,000	Loan Amount	\$2,520,000 (60%)
Price/Unit	\$123,529	Down Payment	\$1,680,000 (40%)
Price/SF	\$322	Interest Rate	6.25%
		Amortization	30 Years

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 1329 N Grant St., Denver, CO 80203 (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 is 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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