Logan Flats

1260 N LOGAN STREET

DENVER, COLORADO

Kentwood
Real Estate

Kyle Malnati
Senior Commercial Advisor

303-358-4250
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PROPERTY TOURS & OFFER SUBMITTAL

Property Tours

All interested parties must be accompanied by a member of the Listing Team. Forty-Eight (48) hours notice must be given in order to confirm all property tours and can be scheduled by contacting one of the Brokers below. Please do not disturb tenants.

Offer Submittal

All offers must be submitted on a State of Colorado approved purchase contract or on a contract written by an licensed attorney with all purchase terms to include: sales price, earnest money amount, financing terms, any contingencies and a closing date. Non-binding LOI's will not be considered as a valid offer. Earnest money shall be payable to and held by Stewart Title Company.

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EXECUTIVE SUMMARY

LOGAN FLATS IN CAPITOL HILL

12-Unit Investment Opportunity

Logan Flats is a well-maintained 12-unit apartment community ideally located in the heart of Capitol Hill, one of Denver's most vibrant and walkable neighborhoods. Known for its historic character, eclectic dining, coffee shops, nightlife, and proximity to downtown, Capitol Hill continues to attract a strong renter base seeking urban convenience and lifestyle appeal.

The property consists of 11 one-bedroom units and 1 studio, totaling approximately 8,547 square feet. Most units were remodeled between 2009–2012, resulting in bright, updated interiors. Large windows provide abundant natural light, while ceiling fans and spacious closets enhance tenant comfort and functionality. The building features an attractive brick and stone exterior, blending classic architectural character with long-term durability. Residents enjoy a shared on-site laundry facility (machines purchased in 2016) a private courtyard, and rear parking, an added convenience in this high-demand urban location.

With extensive system upgrades, a strong one-bedroom-heavy unit mix, and a prime Capitol Hill location, Logan Flats presents a fantastic income-producing asset with a clear opportunity to optimize operations and enhance long-term value in one of Denver's most desirable rental submarkets.

Capital Improvements

- Roof replaced (2017): Carlisle ½" SecurShield with 0.60 mil EPDM
- Boiler replaced (2012): Raypak boiler and hot water tank
- All windows replaced (2020): Simonton Maderia bronze exterior, double-pane glass
- Laundry machines purchased (2016)

Property Highlights

- 12-unit, 3-story apartment building in Capitol Hill
- Unit mix: 11 one-bedrooms and 1 studio
- Most units updated between 2009-2012
- Abundant natural light throughout
- Unit features include ceiling fans, ample closet space & well-appointed baths with bathtubs
- 5 Off-street parking spaces available in rear
- Prime location in Capitol Hill — walkable urban neighborhood with strong rental demand

SALES PRICE	$1,850,000
GROSS BUILDING SIZE	8,557 SF
TOTAL LAND SIZE	6,250 SF
PROPERTY TYPE	Multifamily
YEAR BUILT	1958
CONSTRUCTION	Joisted Masonry
STORIES	3
ROOF	Flat/Sloped
HEAT	Hot Water Boiler
PARKING	Off-Street (5 Spaces)
SUBMARKET	Capitol Hill
ZONING	G-MU-5

FINANCIAL ANALYSIS

UNIT MIX & AVERAGE RENT SCHEDULE

# UNITS	UNIT TYPE	AVERAGE SF	AVERAGE CURRENT RENT	AVERAGE MARKET RENT
1	Studio	400 SF	$950	$1,050
11	1 BD/1BA	650 SF	$1,158	$1,250

OPERATING DATA: INCOME & EXPENSES

INCOME	CURRENT	PROFORMA
Gross Annual Rent	$164,280	$177,600
Vacancy Allowance (5%)	($8,214)	($8,880)
Net Rental Income	$156,066	$168,720
Parking/Laundry/RUBS	$17,750	$20,549
Effective Gross Income	**$173,816**	**$189,269**

ESTIMATED EXPENSES	CURRENT	PROFORMA
Property Taxes	$13,539	$13,539
Insurance	$8,162	$7,060
Property Management	$11,779	$11,356
Utilities	$14,125	$14,125
Repairs/Maintenance	$18,000	$18,000
Administrative	$4,247	$2,500
Total Expenses	**$69,852**	**$66,580**
Expenses Per Unit	$5,821	$5,548
Net Operating Income (NOI)	**$103,964**	**$122,690**

FINANCIAL ANALYSIS & INVESTMENT SUMMARY

FINANCIAL ANALYSIS	CURRENT	PROFORMA
Net Operating Income (NOI)	$103,964	$122,690
Projected Debt Service	($83,986)	($83,986)
Before Tax Cash Flow	$19,978	$38,704
Cap Rate	**5.62%**	**6.63%**
Principle Reduction (Yr 1)	$13,597	$13,597
Total Return	4.80%	7.40%

INVESTMENT SUMMARY

Sales Price	$1,850,000
Price/Unit	$154,167
Price/SF	$216

PROPOSED FINANCING

Loan Amount	$1,145,000
Down Payment	$705,000
Interest Rate	6.18%
Monthly Payment	$7,010

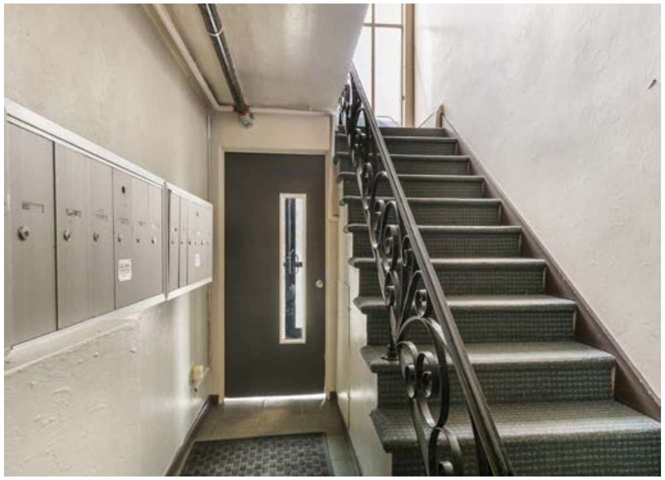
INTERIOR PHOTOS

INTERIOR PHOTOS





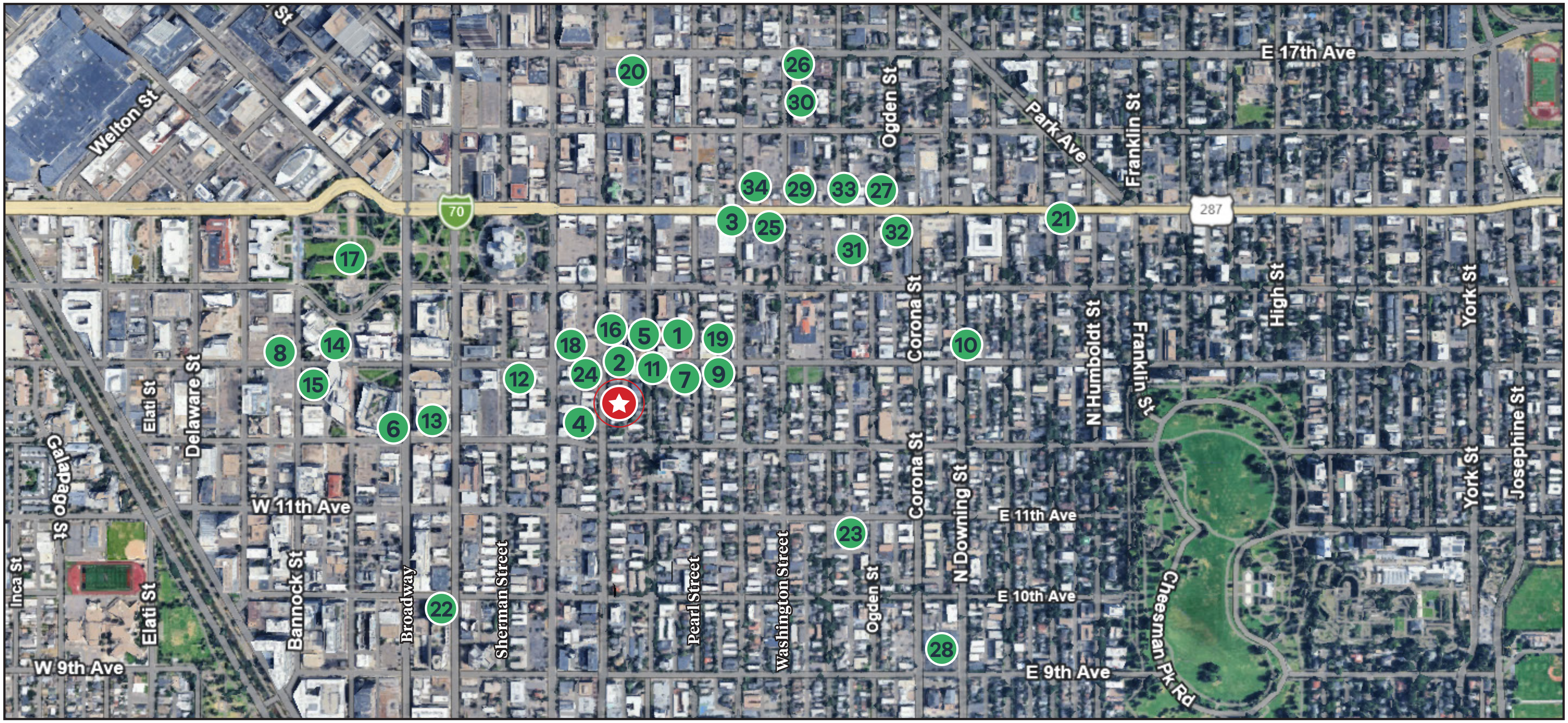

EXTERIOR & COMMON AREAS



AERIAL PHOTOS

AERIAL LOCATION

AREA MAP



AREA HIGHLIGHTS

DINING/BARS/COFFEE

1 Bang Up to the Elephant
2 Pub on Penn
3 Cheeba Hut
4 Bar Nun Denver
5 Subculture
6 Fire Restaurant & Lounge
7 Call Your Mother Deli
8 Pints Pub
9 Tua Mama's Pizzaria
10 Thump Coffee
11 Pablo's Coffee
12 City O'City

CULTURE/ENTERTAINMENT

13 History Colorado Center
14 Denver Art Museum
15 Clyfford Still Museum
16 Molly Brown House Museum
17 Civic Center Park

HEALTH & WELLNESS

18 CorePower Yoga
19 Black Swan Yoga
20 OrangeTheory Fitness
21 Anytime Fitness
22 Project 13 Gyms

RETAIL/SERVICES

23 Whole Foods Market
24 Capitol Market
25 Argonaut Wine & Liquor
26 Marczyk Fine Foods
27 Ogden Theater
28 King Soopers
29 Fillmore Auditorium
30 MidwestOne Bank
31 The Glam House
32 Grease Monkey
33 Gool: Flower Shop
34 The 1up Arcade Bar

CAPITOL HILL

Located just southeast of downtown, Capitol Hill is one of Denver's most vibrant and densely populated neighborhoods, offering a dynamic blend of historic charm and modern urban living. Anchored by the iconic Colorado State Capitol and just minutes from Downtown Denver, the neighborhood features an eclectic mix of classic brick apartment buildings, converted Victorian mansions, and contemporary multifamily developments.

Capitol Hill is known for its strong walkability and access to some of the city's most popular corridors, including Broadway and Colfax Avenue, where residents enjoy independent restaurants, coffee shops, music venues, fitness studios, and boutique retail. Cultural amenities such as the Denver Art Museum, the Civic Center Park, and the Denver Public Library further enhance the neighborhood's appeal.

With convenient public transportation options, bike-friendly infrastructure, and close proximity to major employment centers including the downtown core and the Cherry Creek corridor, Capitol Hill consistently attracts young professionals, creatives, and long-term residents alike. Its density, historic character, and enduring rental demand make it one of Denver's most established and resilient urban submarkets.

BIKE SCORE	96 (*'Biker's Paradise'*)
WALK SCORE	95 (*'Walker's Paradise'*)
TRANSIT SCORE	80 (*'Excellent Transit'*)

DEMOGRAPHICS

Population	1 mi	52,950
	2 mi	138,757
	3 mi	243,450
Renter Occupied Households	1 mi	26,553
	2 mi	60,834
	3 mi	87,847
Average Household Income	1 mi	$101,701
	2 mi	$111,242
	3 mi	$117,578
Daytime Employees	1 mi	101,797
	2 mi	193,771
	3 mi	262,216
Daytime Businesses	1 mi	8,720
	2 mi	18,359
	3 mi	27,088
Consumer Spending	1 mi	$951,266,565
	2 mi	$2,520,139,189
	3 mi	$4,281,024,474

Disclosure

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This Offering Memorandum is not intended to provide a completely accurate summary of the Property. All financial projections are believed to be accurate but may be subject to variation depending on but not limted to the market. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Kentwood Commercial/Kentwood Real Estate and Property Owner has not made or will make any representations or warranties, expressed or implied, as to the accuracy or completeness of the Offering Memorandum and no legal commitment or obligation shall arise by reason of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of any interested parties.

Kentwood Commercial/Kentwood Real Estate and Property Owner reserve the right, at their own sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate dicussions with any entity at any time with or without notice at any time. The Owner shall have no legal commitment or obligations to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until said contract is approved by the Owner and mutually-executed by all parties to the contract, and any conditions to the Owner obligations thereunder have been satisfied or waived.

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