OFFERING MEMORANDUM

6 Unit Portfolio Sale | 3100 S Federal Blvd, Denver, CO 80236



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INVESTMENT HIGHLIGHTS






SITE ADDRESS

3100 South Federal Boulevard, Denver, CO 80236
Units 207, 215, 219, 227, 324 and 328

PROPERTY OVERVIEW

Rare opportunity to acquire a 6-unit condominium investment portfolio in Denver's Harvey Park South neighborhood for just $650,000—approximately $108,333 per unit! Located at the Dartmouth Condominiums at 3100 S Federal Boulevard, this value-add multifamily investment opportunity includes five 1-bedroom condos and one studio unit. With an attractive acquisition price, flexible financing terms, and a convenient Southwest Denver location, this portfolio offers investors an opportunity to expand their rental holdings, increase rental income, and capitalize on long-term appreciation potential.

LOCATION OVERVIEW

Situated along the South Federal Boulevard corridor, the Dartmouth Condominiums are directly across the street from DSST College View Middle & High School and minutes from Broken Tee Golf Course, Target, Costco Wholesale, Sheridan Recreation Center, Persinger Park, and Harmony Park. The property's convenient location near US-285 (Hampden Avenue) and Santa Fe Drive provides easy access to Downtown Denver, Englewood, Sheridan, Littleton, and surrounding Denver Metro employment centers, shopping, dining, and recreational amenities.

PROPERTY SUMMARY

- Number of Units: 6
- Total Square Feet: 3,362
- Parking: 6 Deeded Spaces (1 Per Unit)
- Year Built: 1983
- Number of Beds: 5
- Number of Buildings: 1
- Class: B

EXECUTIVE SUMMARY



SELLER FINANCING AVAILABLE AT 5.5% INTEREST-ONLY WITH 30% DOWN AND A 3-YEAR BALLOON! Rare opportunity to acquire a 6-unit condominium investment portfolio in the Harvey Park South neighborhood in Denver for just $650,000! Located at the Dartmouth Condominiums at 3100 S Federal Boulevard, this Denver multifamily investment property consists of five 1-bedroom condos and one studio unit, offering investors an affordable entry point into the Denver rental market with excellent value-add potential. With an acquisition price of approximately $108,000 per unit, this 6-unit Denver condo portfolio presents an attractive opportunity for real estate investors seeking rental income, portfolio expansion, and long-term appreciation potential. The available seller financing features a 5.5% interest-only rate, 30% down payment, and 3-year balloon, providing an alternative financing option for investors looking to acquire income-producing real estate in the Denver Metro area.

HIGHLIGHTS

- SELLER FINANCING AT 5.5%! – Interest-only payments, 30% down, 3-year balloon
- 6-Unit Denver Condo Portfolio – Five 1-bedroom units and one studio
- $650,000 Asking Price – Approximately $108,000 per unit
- Value-Add Multifamily Investment – Potential for rental income growth and increased returns
- Dartmouth Condominiums – Established Southwest Denver condominium community in Harvey Park South
- Across from DSST College View – Directly across from the middle and high school
- Minutes to Broken Tee Golf Course – Convenient access to golf and outdoor recreation
- Near Target & Costco Wholesale – Major retailers approximately 1.2–1.5 miles away
- Convenient Denver Metro Access – Near US-285, Santa Fe Drive, Englewood, Sheridan, and Littleton



FINANCIALS and RENT ROLL

FINANCIALS

	Current	Pro Forma
List Price	**$650,000**	**$650,000**
Income		
Gross rent	$69,000	$82,800
Vacancy (5%)		($4,140)
Effective gross income	**$69,000**	**$78,660**
Operating Expenses		
HOA dues (2026)	$24,012	$24,012
Insurance	$5,040	$5,040
Property tax	$4,866	$4,866
Repairs & maintence (estimated)	$3,000	$3,000
Total operating expenses	**$36,918**	**$36,918**
Net operating income	**$32,082**	**$41,742**
Cap Rate	**4.94%**	**6.42%**

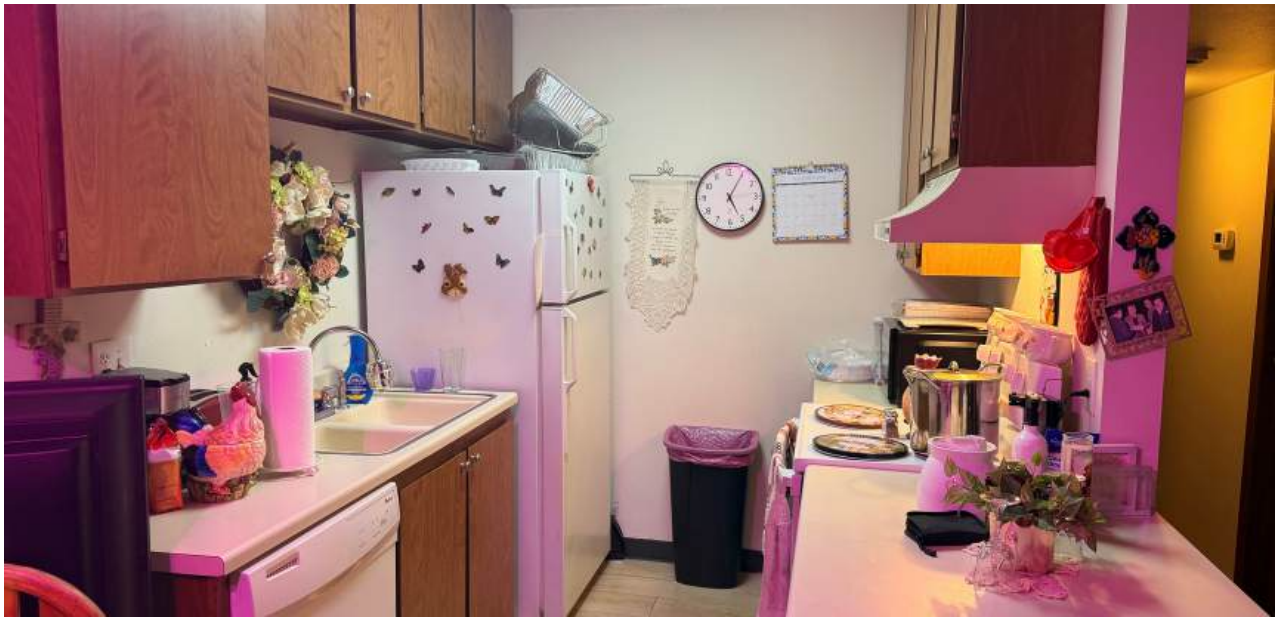
RENT ROLL

Unit #	Bedrooms/Baths	Square Footage	Rent	Pro Forma Rent
207	1-Bed/1-Bath	589	$1,000	$1,200
215	Studio	417	$800	$900
219	1-Bed/1-Bath	589	$950	$1,200
227	1-Bed/1-Bath	589	$950	$1,200
324	1-Bed/1-Bath	589	$1,050	$1,200
328	1-Bed/1-Bath	589	$1,000	$1,200
6	**5**	**3,362**	**$5,750**	**$6,900**

PROPERTY PHOTOS



PROPERTY PHOTOS







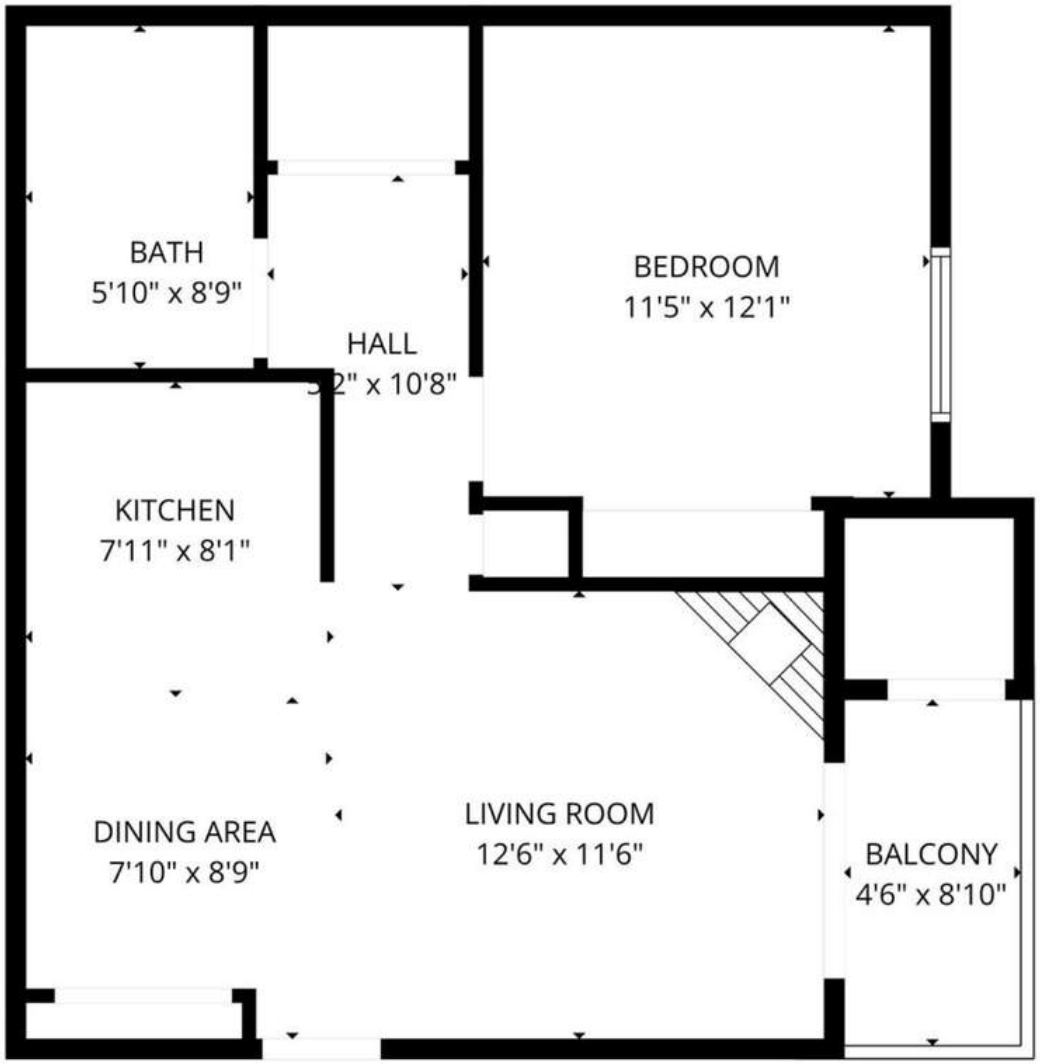




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FLOOR PLAN

1 Bedroom Unit



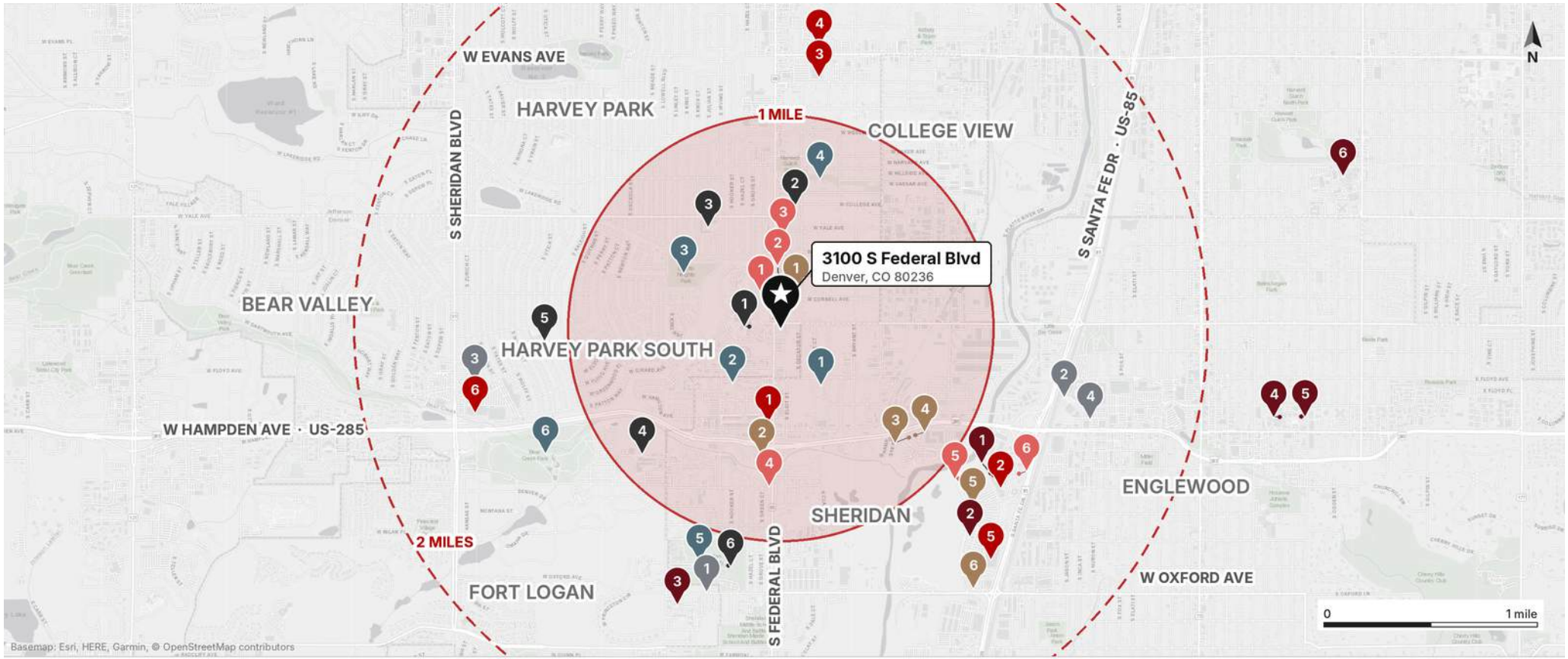
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MAPS



Points of Interest



DAILY NEEDS

1	7-Eleven	0.44 mi
2	Target	1.21 mi
3	Walmart Supercenter	1.21 mi
4	King Soopers	1.39 mi
5	Costco Wholesale	1.46 mi
6	King Soopers	1.48 mi

HEALTHCARE

1	CVS Pharmacy	1.19 mi
2	River Point Dental Group	1.32 mi
3	CO Mental Health Institute – Fort Logan	1.38 mi
4	HCA HealthONE Swedish Medical Center	2.37 mi
5	Craig Hospital	2.47 mi
6	AdventHealth Porter	2.72 mi

DINING

1	Barbacoa El Oso	0.12 mi
2	Xin Long	0.17 mi
3	Sabor Del Campo	0.41 mi
4	Longshot Restaurant & Lounge	0.71 mi
5	Pho 4 U	1.09 mi
6	Texas Roadhouse	1.30 mi

QUICK BITES & COFFEE

1	Little Caesars	0.14 mi
2	McDonald's	0.62 mi
3	Starbucks	0.79 mi
4	Steak 'n Shake	0.80 mi
5	Panera Bread	1.21 mi
6	Chick-fil-A	1.51 mi

PARKS & RECREATION

1	Persinger Park	0.32 mi
2	Harmony Park	0.34 mi
3	Loretto Heights Park	0.52 mi
4	Harvard Gulch West Park	0.72 mi
5	Sheridan Recreation Center	1.17 mi
6	Bear Creek Park	1.25 mi

TRANSIT & COMMUNITY

1	Sheridan Library	1.26 mi
2	Englewood Station (RTD Light Rail)	1.36 mi
3	Bear Valley Branch Library	1.45 mi
4	Englewood CityCenter	1.51 mi

EDUCATION

1	DSST: College View (MS & HS)	0.15 mi
2	College View Elementary	0.54 mi
3	Gust Elementary	0.58 mi
4	Mullen High School	0.87 mi
5	Sabin World School	1.11 mi
6	Sheridan High School	1.14 mi

Subject Property
3100 S Federal Blvd, Denver, CO 80236

Rings: 1-mile and 2-mile radius. Distances are straight-line from the property.



AREA OVERVIEW

Area Overview: Denver, Colorado

Nestled against the stunning Rocky Mountains, Denver, Colorado, is known as the Mile High City due to its elevation of 5,280 feet. With a vibrant culture, flourishing economy, and a mix of outdoor adventures and urban experiences, it offers something for everyone. Recognized for its distinctive neighborhoods, craft breweries, and culinary diversity, Denver serves as a hub for art, music, and innovation. It is a city that boasts breathtaking views, ensuring residents and visitors alike fall in love with its natural beauty and lively atmosphere.

Recreational and Cultural Attractions

3100 S Federal Boulevard is conveniently located near a variety of recreational destinations, parks, and cultural attractions. Residents can enjoy outdoor activities, community amenities, and entertainment opportunities throughout southwest Denver and neighboring Englewood. Nearby attractions include:

- Harvard Gulch Park – A popular neighborhood park featuring walking paths, open green space, recreational facilities, and access to Harvard Gulch Golf Course.
- University of Denver (DU) – A prominent university offering collegiate athletics, performing arts, cultural events, and community activities.
- Washington Park – One of Denver's most recognized parks, featuring scenic lakes, walking and biking paths, gardens, and expansive recreational space.
- South Broadway (SoBo) – A vibrant corridor known for its eclectic mix of local restaurants, breweries, coffee shops, boutiques, and live entertainment.
- Englewood Arts District – A nearby destination offering art galleries, entertainment venues, local businesses, and cultural experiences, including the historic Gothic Theatre.

Dining and Entertainment

The property benefits from its location along South Federal Boulevard, a well-established commercial corridor offering a diverse selection of restaurants, grocery stores, retail establishments, and everyday services. Federal Boulevard is particularly recognized for its variety of international dining options, providing residents with convenient access to cuisines and neighborhood businesses.

Nearby South Broadway, Englewood, and the University of Denver area further expand the selection of restaurants, cafés, breweries, entertainment venues, and shopping destinations.

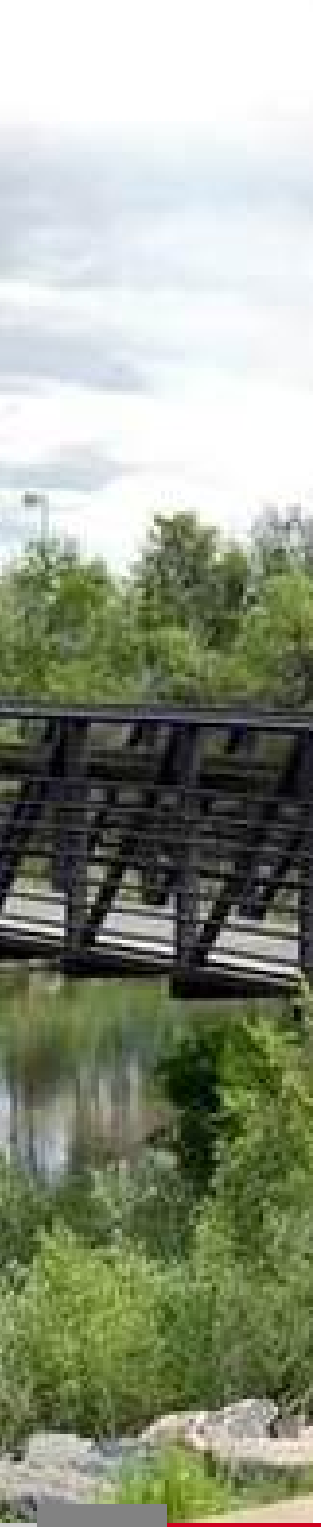
With access to Federal Boulevard, Hampden Avenue (US-285), and nearby major transportation routes, residents can conveniently travel throughout the Denver metropolitan area, including downtown Denver, the Denver Tech Center, and surrounding employment centers. The combination of recreational opportunities, neighborhood amenities, and regional connectivity makes this location an attractive option for renters seeking convenience and accessibility.



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DEMOGRAPHICS and MARKET OVERVIEW



Demographics

- 740,613 residents in the City of Denver
- Median age of 35.6, younger than the national median of 39.1 years.
- Median household income of $94,718, which is higher than the national median of $83,730.

Population	Households	Median Age	Median Household Income
740,613	335,428	35.6	$94,718
		US Median Age 39.1	US Median $83,730

2024 POPULATION BY AGE

0-4 Years	5-19 Years	20-24 Years	25-44 Years	45-64 Years	65+ Years
5%	14%	6%	41%	21%	13%

Quality of Life

Denver combines a strong urban employment base with exceptional access to recreation, entertainment and cultural amenities. The city offers an extensive parks and trail network, nationally recognized dining and arts districts, major professional sports, and convenient access to the Rocky Mountains. Denver's mix of employment centers, established neighborhoods and year-round amenities continues to support its appeal as a place to live, work and invest.

Sports

Football

Denver Broncos

Soccer

Colorado Rapids

Basketball

Denver Nuggets

Baseball

Colorado Rockies

Ice Hockey

Colorado Avalanche

Education

University of Colorado Denver

Metropolitan State University of Denver

University of Denver

Community College of Denver

Arts & Entertainment

Denver Art Museum

Denver Performing Arts Complex

Meow Wolf Denver

Museum of Contemporary Art Denver

Denver Museum of Nature & Science

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Employers

MAJOR EMPLOYERS

3100 S Federal Blvd, Denver, CO 80236

1. **University of Denver**
   2199 S University Blvd, Denver, CO 80210
   3.54 mi from property

2. **HCA HealthONE Swedish Medical Center**
   501 E Hampden Ave, Englewood, CO 80113
   2.37 mi from property

3. **AdventHealth Porter**
   2525 S Downing St, Denver, CO 80210
   2.72 mi from property

4. **Craig Hospital**
   3425 S Clarkson St, Englewood, CO 80113
   2.47 mi from property

5. **Colorado Mental Health Institute at Fort Logan**
   3520 W Oxford Ave, Denver, CO 80236
   1.38 mi from property

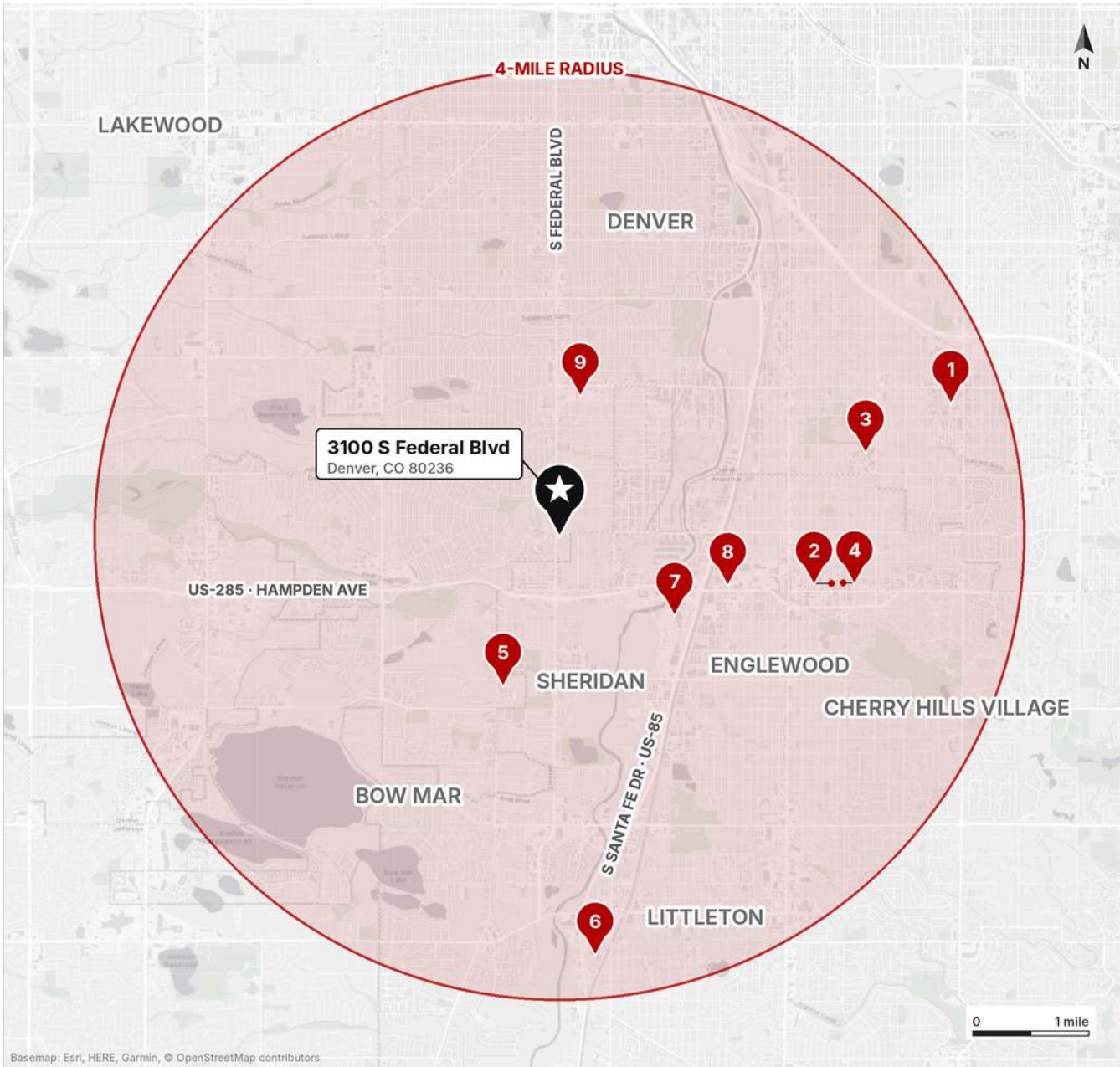
6. **Arapahoe Community College**
   5900 S Santa Fe Dr, Littleton, CO 80120
   3.61 mi from property

7. **River Point at Sheridan (Costco, Target & more)**
   3650 River Point Pkwy, Englewood, CO 80110
   1.20 mi from property

8. **Englewood CityCenter**
   850 Englewood Pkwy, Englewood, CO 80110
   1.51 mi from property

9. **Walmart Supercenter**
   2770 W Evans Ave, Denver, CO 80219
   1.21 mi from property

Distances are straight-line from the property.





MEET THE TEAM

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