



commercial real estate services

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LOCATION OVERVIEW AND PROPERTY HIGHLIGHTS





2162 Lawrence St is being offered as an Owner/User Property.

Located on 22nd Street & Lawrence St, the property was originally built by Mr. Nathan Savage in 1906 as the Savage Candy Company Factory. The property is in the historic Five Points/Ballpark neighborhoods of the City & County of Denver, CO. The building is adjacent to retail, restaurants, brew pubs and high quality multi-family housing. The property has excellent access to I-25 via 20th Street, is walking distance to light rail, Union Station and Coors Field.

Since 1994, the property has been a residential treatment center for recovery from alcoholism and drug addiction. It has 3 floors: the ground floor has a commercial kitchen, dining area, open meeting areas, 5 private offices, and two restrooms; the second floor has 25 partitioned sleeping rooms, a large common bathroom and a laundry room; and the lower level is a full floor and has 3 large meeting rooms, 2 private offices and several storage rooms.

The current layout & zoning lends itself to continued use as a group home, mixed use with retail/restaurant on the ground floor and office space on the 2nd floor, 100% office space to an owner/user, or lodging.

PROPERTY OVERVIEW AND BUILDING SPECIFICATIONS

Address: 2162 Lawrence St., Denver, CO 80205

Building Size: 18,438 Gross Square Feet

Price: \$5,900,000

Price/SF: \$319.99/GSF

Site Size: 6,289 Square Feet (50' x 126')

Year Constructed: 1906 & 1911

Construction: Brick & Timber

Restrooms: 3 restrooms with showers

Ceiling Height: 10' heights

Staiways:

Sprinklers: Wet

Roof: White EPDM New in 2010

HVAC: 4 RTUs new in 2015, 1 GFA unit serving

basement.

County Denver

Zoning: D-AS-12+ (Downtown Arapahoe Square)

Internet: Comcast

Historic Landmark: City & County of Denver Ordinance Number 981

Water Taps: 4" (sprinkler) and 1" (domestic)





OPERATING EXPENSES

Location 2162 Lawrence St Purchase Price: \$5,900,000 (\$320.83/GSF)

Denver CO 80205 Data Source: Seller's Expense Chart

Type of Property: Residential Group Home

Size of Property 18,438 Gross Square Feet per 2019 Appraisal

ALL FIGURES ARE ANNUAL	July '20—Jun '21	July '19—Jun '20		
ITEM	\$ AMOUNT	\$ AMOUNT	AVERAGE \$/SF PER ANNUM	Comments
Real Estate Taxes*	\$812	\$1,346	\$0.06	*Non-Profit Owner Tax For For-Profit will be higher
Property Insurance	14,896	13,572	0.77	
Utilities/Water/Sewer	12,037	13,111	0.68	
Repairs and Maintenance supply	11,238*	4,055	0.41	* Includes \$4,920 for replacement of backflow preventer
Repair & Maintenance Staff	19,200	19,200	1.04	
Trash	936	807	0.05	
Snow Removal	None	None		Residents are responsible for snow removal
Janitorial	None	None		Residents are responsible for janitorial
Landscaping	None	None		No landscaping on-site
Fire Alarm Monitoring & Maintenance	1,391	1,726	0.08	
TOTAL OPERATING EXPENSES	\$60,510	\$53,817	\$3.10	

OWNERSHIP ANALYSIS

OWNERSHIP ANALYSIS

FOR: 2162 Lawrence St. \$ 5,900,000.00

Denver CO

Total Square Footage 18,438

90% Financing Mortgage Data 1st Mortgage Amount 5,310,000.00 4.00% Interest Rate Term 25 Payments/Year 12 Periodic Payment 28.028.14 Annual Debt Service 336,337.63 Comments

Calculation of Improvements Value

Current Total County Appraised Value \$2,160,000 Current County Improvement Appraised Value \$902,200 Ratio of Improvement Value 41.77%

Annual Cost

\$ \$ \$	19,200.00 936.00 1,391.00		(sf/year Actual) (sf/year Actual) (sf/year Actual)
\$ \$			
\$	19,200.00	\$1.04	(sf/year Actual)
\$	11,238.00	\$0.61	(sf/year Actual)
\$	12,037.00	\$0.65	(sf/year Actual)
\$	14,896.00	\$0.81	(sf/year Actual)
\$	812.00	\$0.04	(sf/year Actual - Non-profit owner)
\$	336,337.63		
	\$ \$ \$	\$ 812.00 \$ 14,896.00 \$ 12,037.00 \$ 11,238.00	\$ 812.00 \$0.04 \$ 14,896.00 \$0.81 \$ 12,037.00 \$0.65 \$ 11,238.00 \$0.61

Total Cash Outflow \$ 396,847.63

Less equity build up \$ 126,235.26 (First year only-number increases in subsequent years)

TOTAL ANNUAL COST BEFORE TAXES 270,612.37

LESS TAX SAVINGS

Depreciation \$ 22,115.90 (Assumes 39 year depreciation on improvements value at 35% tax bracket, State & Federal)

73,535.83 (First year only. Assumes 35% individual tax bracket, State & Federal) Interest Deduction

NET COST TO OWN	\$ 174,960.65	Annually
	\$ 14,580.05	Monthly
	\$ 9.49	Per Square Foot Per Year

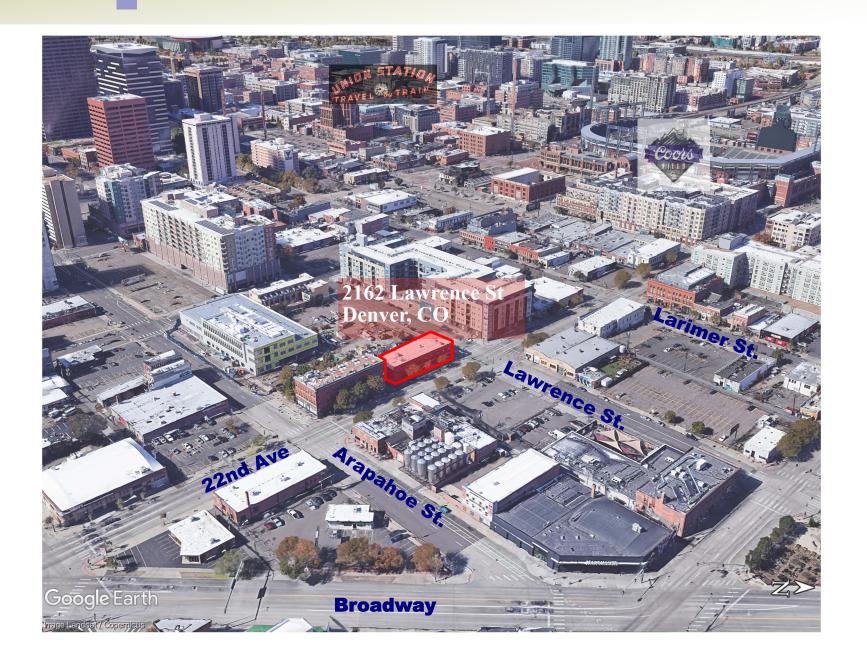
Disclosure: Sheldon-Gold Realty Inc is not licensed to give legal or tax advice.

Assumptions here are for illustration purposes only and may not reflect

your individual tax consequences.

Please consult with your legal or tax advisors before purchasing.

AERIAL VIEW



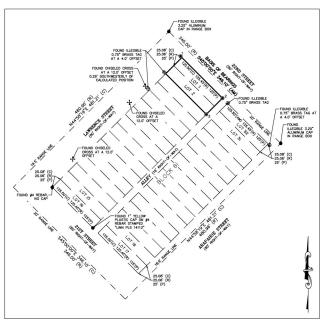
SURVEY

Parcel Description
(PROVIDED BY EMPIRE TITLE NORTH, LLC.)
DEED RECORDED ON 03/31/1994 AT REC. NO. 9400057333 LOTS 1 AND 2, BLOCK 81, EAST DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO

IMPROVEMENT SURVEY PLAT

LOTS 1 & 2, BLOCK 81, EAST DENVER, LOCATED IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO

SHEET 1 OF 1



Boundary Closure Report

COURSE: S45'00'00"E LENGTH: 125.50'
COURSE: N45'00'00"W LENGTH: 50.15'
COURSE: N45'00'00"W LENGTH: 125.50'
COURSE: N44'58'19"E LENGTH: 50.15'

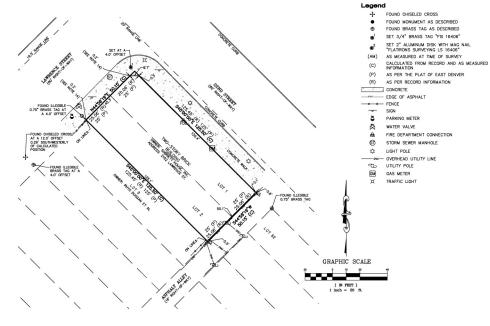
PERIMETER: 351.30' AREA: 6294 SQ. FT.

ERROR CLOSURE: 0.00 COURSE: N00'00'00"E

EAST: 0.000

PRECISION 1: 351300000 00

COUNTY SURVEYOR/DEPUTY COUNTY SURVEYOR



- NOTION IN THE TITLE NORTH, ILLC COMMITMENT NUMBER 00107398, DATED DECEMBER 24, 2015 AT 8:00 A.M., WAS ENTRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PERPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID THIS COMMITMENT.
- ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON
 ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH
 DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE
 COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN
 HEREON.
- THIS IMPROVEMENT SURVEY PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF SOBRIETY HOUSE, INC., NAMED IN THE STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNINAMED PERSON WITHOUT AN EXPRESS STATEMENT BY THE SURVEYOR NAMING SAID PERSON.
- 4. THIS SURVEY IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
- 5. BASIS OF BEARINGS: AN ASSUMED BEARING OF S45'00'00"E ALONG THE 20" RANGE LINE ALONG 22ND STREET, BETWEEN FOUND ILLEGOBLE, 325" ALUMINUM CAPS IN RANGE BOXES AT THE INTERSECTION OF LAWRENCE STREET & 22ND STREET AND ADD
- ONLY SURFACE EMBONCE OF UTILITIES VISIBLE AT THE TIME OF THE FIELD WORK IS SHOWN HEREON. ALL UNDERGROUND UTILITIES MUST BE FIELD LOCATED BY THE APPROPRIATE AGENCY OR UTILITY COMPANY PRIOR TO ANY EXCAVATION, PURSUANT TO C.R.S. SEC. 9-15-103.

- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT AND/OR BIOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISSIMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC 18-4-508.
- 8. THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
- SUBSURFACE BUILDINGS, IMPROVEMENTS OR STRUCTURES ARE NOT NECESSARILY SHOWN. BUILDINGS AND OTHER IMPROVEMENTS OR STRUCTURES ON ADJACENT PROPERTIES THAT ARE MORE THAN FIVE (6) FEET FROM ANY OF THE PROPERTY LINES OF THE SUBJECT PROPERTY ARE NOT NECESSARILY SHOWN.
- 11. THE TOTAL AREA OF THE SUBJECT PROPERTY IS 6,294 SQ. FT, OR 0.14 ACRES, MORE OR LESS, AREA AS SHOWN HERRON IS A RESULTANT FACTOR, NOT A DETERMINATIVE MEASUREMENT OR THE SOFTWARE USED TO PERFORM THE CALCULATIONS, FOR THIS REASON, THE AREA IS SHOWN AS A "MORE OR LESS" FIGURE, AND IS NOT TO BE RELIED UPON AS AN ACCURATE FACTOR FOR REL. ESTATE SALES PURPOSES.
- OWNERSHIP INFORMATION IS PER CITY AND COUNTY OF DENVER WEBSITE AS RESEARCHED ON FEBRUARY 19, 2016 AND IS SUBJECT TO CHANGE.
- 13. THE MAJORITY OF FOUND MONUMENTS FALL WITHIN MEASUREMENT TOLERANCES.
 HOWEVER THE CHISELED CROSS SHOWN OUT OF POSITION IS OUTSIDE OF MEASUREMENT
 TOLERANCES AND IS NOT AT THE BOUNDARY CORNER AS SHOWN HEREON.
- 14. THE BUILDING EXTENDS ACROSS THE NORTHWESTERLY LINE OF THE SUBJECT PROPERTY

Surveyor's Statement

JOHN B. GUYTON COLORADO P.L.S. #16406 CHAIRMAN & CEO. FLATIRONS, INC.



Inc. House, Sobriety

3660 DOWNING 1 UNIT E DENVER, CO 802 PH: (303) 936-6

Flatirons, Inc.
www.Flatironshe.com
www.Flatir

AVE 80501 -1733



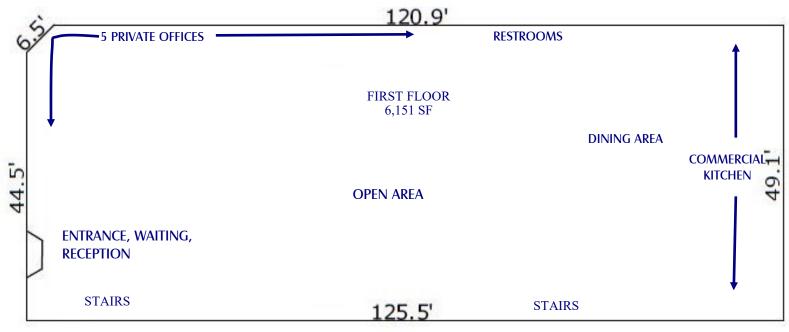


6-66,186 3-14-2016

DRAWN BY: NA/JS CHECKED BY:

SHEET 1 OF 1

FIRST FLOOR BUILDING FOOTPRINT

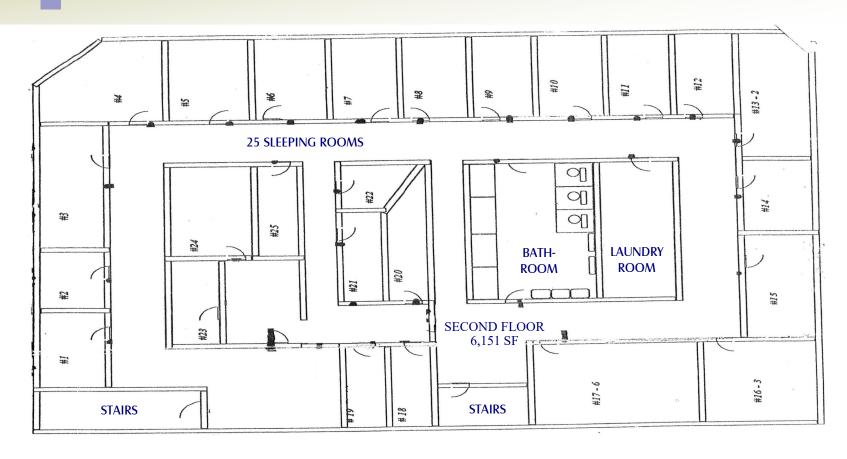








SECOND FLOOR BUILDING FOOTPRINT



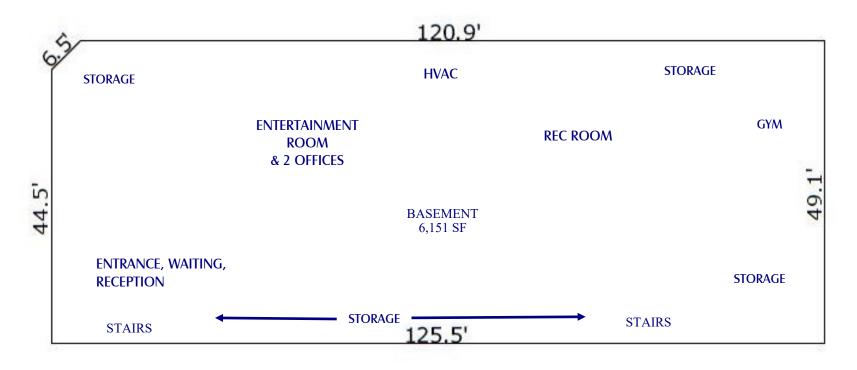








BASEMENT FLOOR BUILDING FOOTPRINT











BUILDING ELEVATIONS



SCALE: 1/4" = 1'-0"

