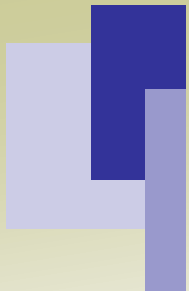


**2162 Lawrence St.  
Denver, CO 80205**

**OFFERING MEMORANDUM**



**SHELDON • GOLD REALTY INC.**  
*commercial real estate services*

**George Moseley**  
**Senior Commercial Advisor**  
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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

<b>Address:</b>	<b>2162 Lawrence St., Denver, CO 80205</b>
<b>Building Size:</b>	<b>18,438 Gross Square Feet</b>
<b>Price:</b>	<b>\$5,900,000</b>
<b>Price/SF:</b>	<b>\$319.99/GSF</b>
<b>Site Size:</b>	<b>6,289 Square Feet (50' x 126')</b>
<b>Year Constructed:</b>	<b>1906 &amp; 1911</b>
<b>Construction:</b>	<b>Brick &amp; Timber</b>
<b>Restrooms:</b>	<b>3 restrooms with showers</b>
<b>Ceiling Height:</b>	<b>10' heights</b>
<b>Stairways:</b>	<b>2</b>
<b>Sprinklers:</b>	<b>Wet</b>
<b>Roof:</b>	<b>White EPDM New in 2010</b>
<b>HVAC:</b>	<b>4 RTUs new in 2015, 1 GFA unit serving basement.</b>
<b>County</b>	<b>Denver</b>
<b>Zoning:</b>	<b>D-AS-12+ (Downtown Arapahoe Square)</b>
<b>Internet:</b>	<b>Comcast</b>
<b>Historic Landmark:</b>	<b>City &amp; County of Denver Ordinance Number 981</b>
<b>Water Taps:</b>	<b>4" (sprinkler) and 1" (domestic)</b>



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  
Price \$ 5,900,000.00

FOR: 2162 Lawrence St.  
Denver CO

Total Square Footage  
18,438

90% Financing	Mortgage Data
	1st Mortgage
Amount	\$ 5,310,000.00
Interest Rate	4.00%
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		
P&I	\$ 336,337.63	
Taxes	\$ 812.00	\$0.04 (sf/year Actual - Non-profit owner)
Insurance	\$ 14,896.00	\$0.81 (sf/year Actual)
Utilities	\$ 12,037.00	\$0.65 (sf/year Actual)
Maintenance	\$ 11,238.00	\$0.61 (sf/year Actual)
Maintenance Staff	\$ 19,200.00	\$1.04 (sf/year Actual)
Trash	\$ 936.00	\$0.05 (sf/year Actual)
Fire Alarm Monitoring	\$ 1,391.00	\$0.08 (sf/year Actual)
		<b>\$3.28 (sf/year Actual)</b>

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

<b>NET COST TO OWN</b>	\$ 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.



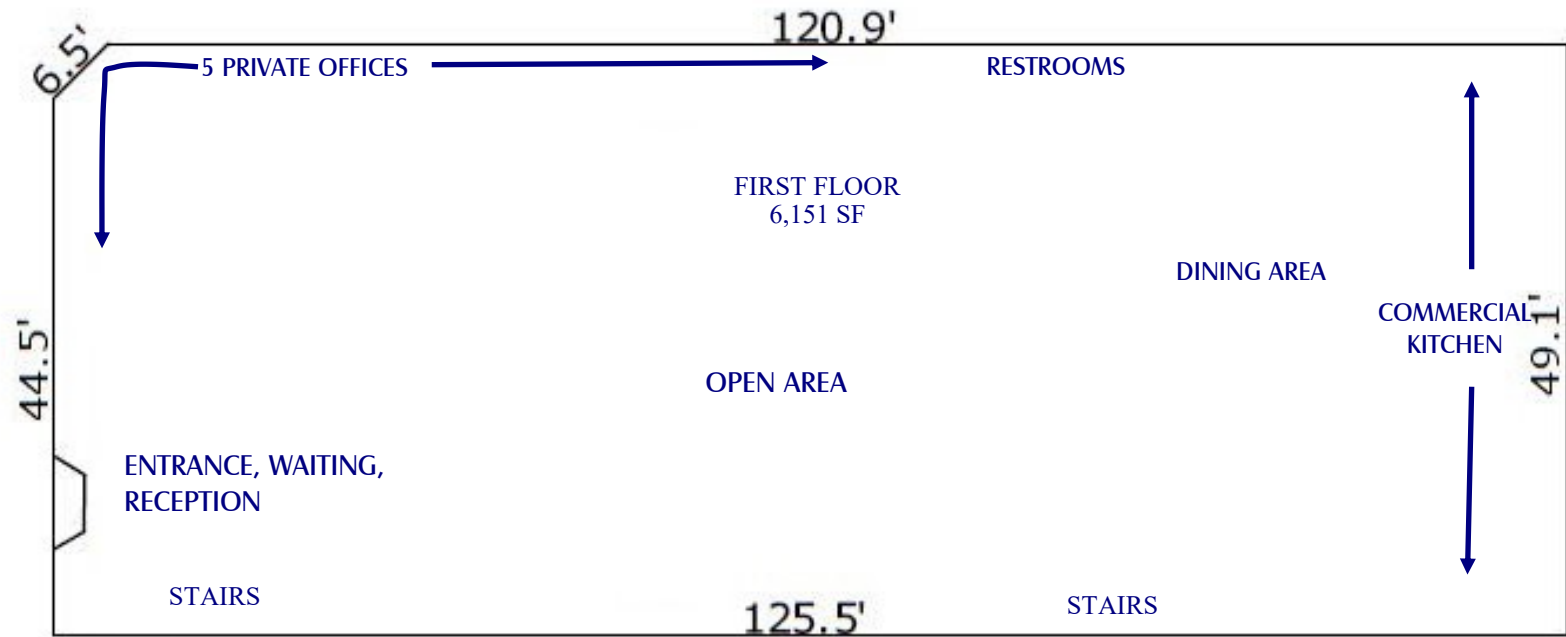
## AERIAL VIEW





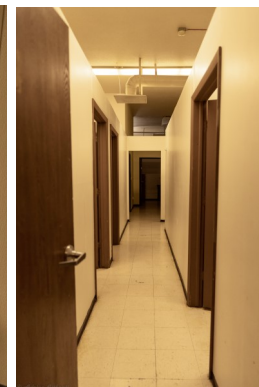
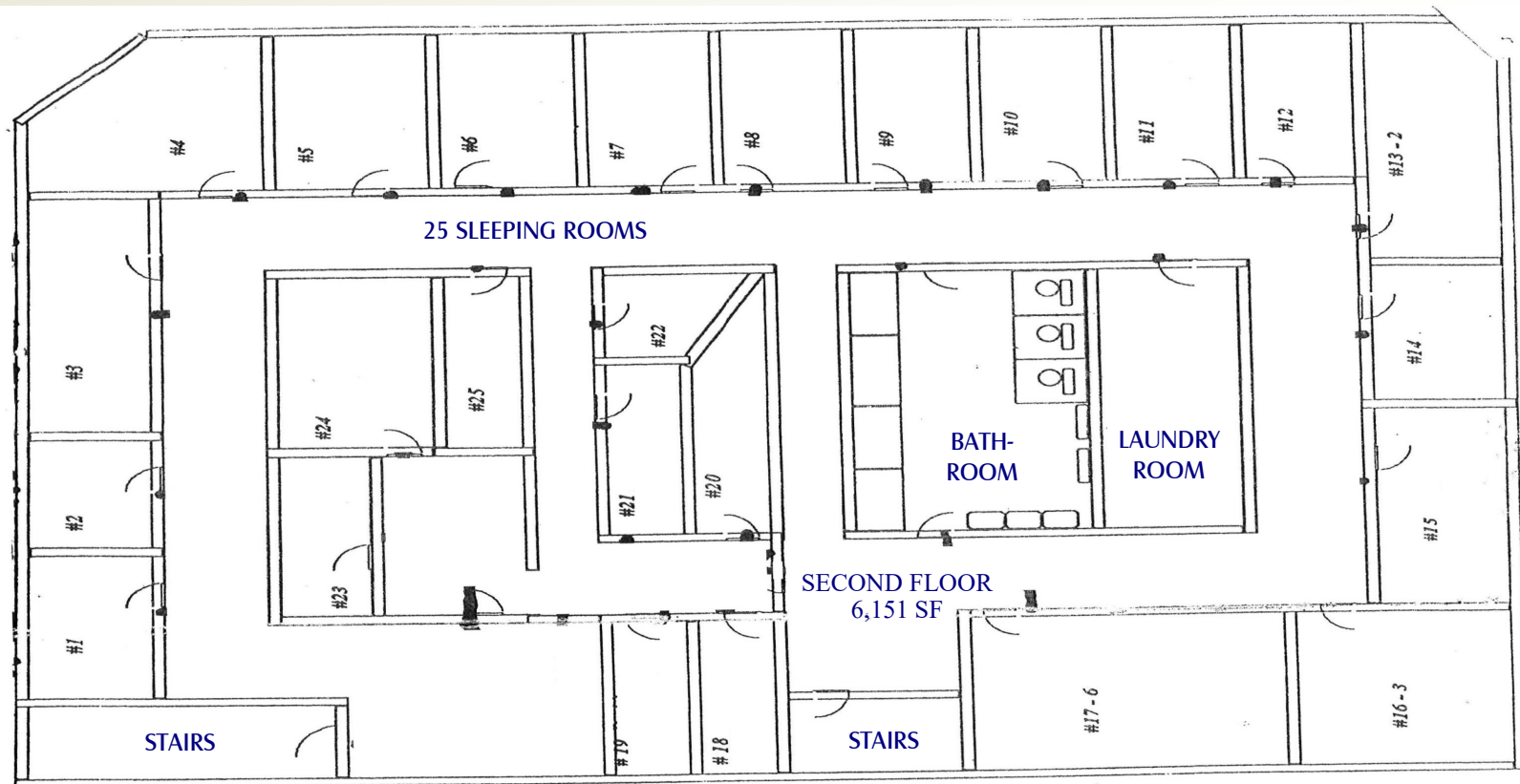


# FIRST FLOOR BUILDING FOOTPRINT

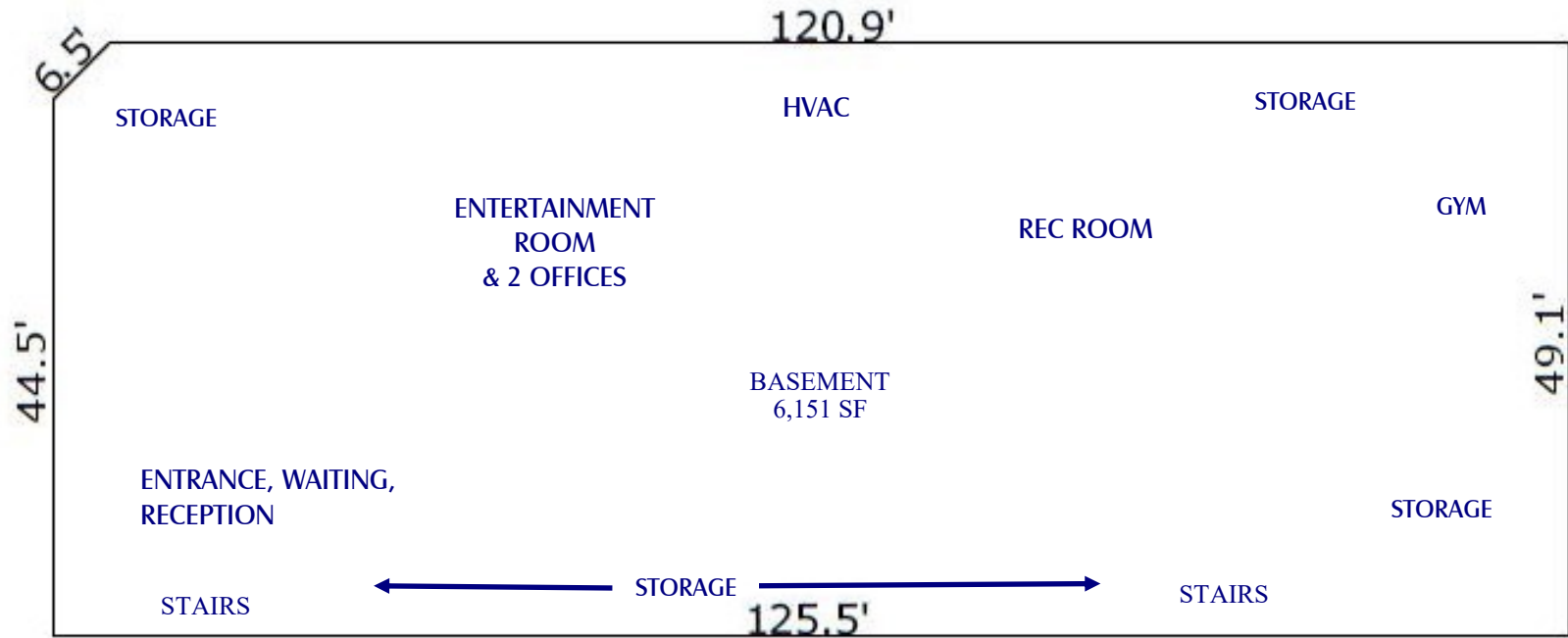




## SECOND FLOOR BUILDING FOOTPRINT



# BASEMENT FLOOR BUILDING FOOTPRINT

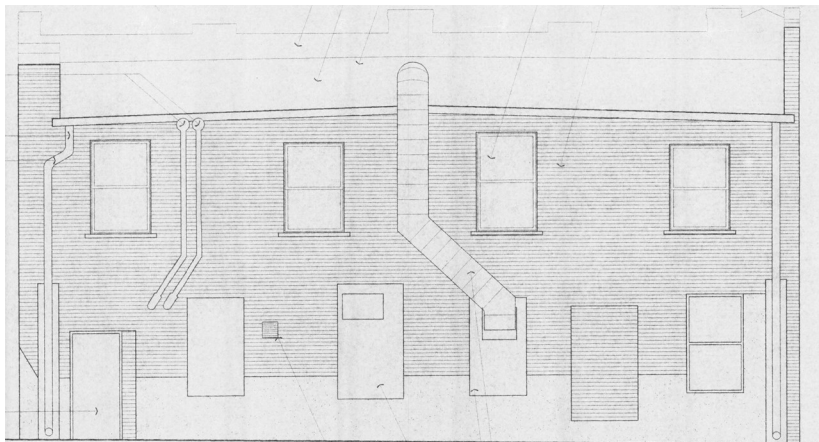




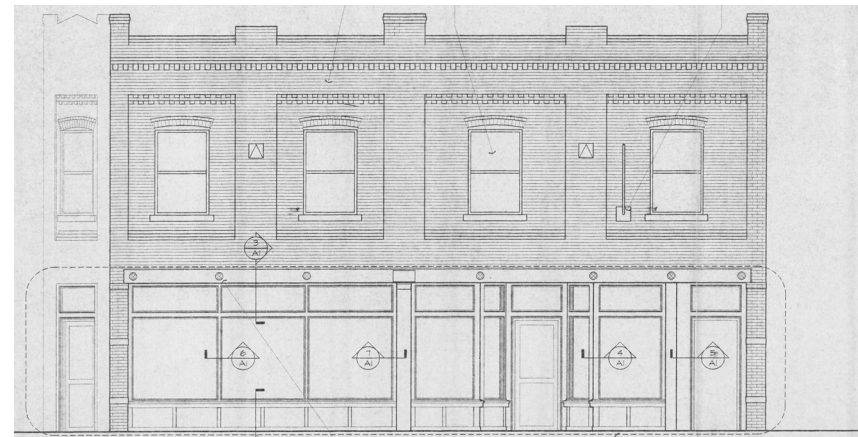
# BUILDING ELEVATIONS



① EAST ELEVATION (AT 22ND STREET)  
SCALE: 1/4" = 1'-0"



② SOUTH ELEVATION (AT ALLEY)  
SCALE: 1/4" = 1'-0"



② NORTH ELEVATION (AT LAWRENCE STREET)  
SCALE: 1/4" = 1'-0"

PROVIDE METAL ROSETTE TO MATCH EXIST  
PROVIDE NEW STOREFRONT