

Esplanade sells for \$1.73 million

by Jennifer Hayes

It's a new path for the Esplanade apartments.

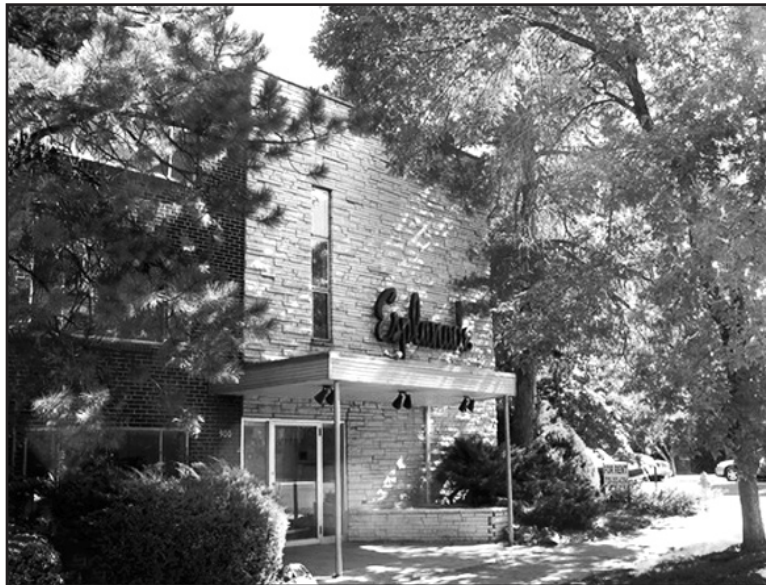
Work is set to commence this month on revitalizing the 26-unit community, in the Capitol Hill neighborhood, recently purchased by locally based investor 900 & 910 Washington St. LLC.

The buyer paid \$1.73 million, or \$66,350 per unit, for the Esplanade, which it will upgrade with interior and exterior improvements expected to be complete in 12 months and total \$12,000 per unit.

"We will renovate the units with hardwood floors, upgraded kitchens and new tiled baths," Jim Lorenzen of Cornerstone Apartment Services Inc. said of the work slated at the two-building property built in 1958 and 1960. "The property is in good condition but will certainly benefit from the new finishes we will add."

Exterior work at the Esplanade apartments will include improvements to enhance the property's curb appeal and visibility, added Greg Johnson, also of Cornerstone Apartment Services. Lorenzen and Johnson represented the buyer in the acquisition of the three-story buildings.

The Esplanade's location was the main amenity – and draw for potential buyers – for the



The 26-unit Esplanade apartment community in Capitol Hill will undergo major renovations, including improvements of \$12,000

community, which at the time of sale was around 95 percent occupied, noted listing broker Frank Farrell of Hendricks & Partners.

"It's located in one of the hottest submarkets in Denver," Farrell said of the central Denver community in close proximity to downtown, the Governor's Park area and Cheesman Park, with 26 off-street parking spaces and a unit mix of three studio units and 23 one-bedroom units, some with balconies.

"Location played a major role in the transaction," agreed Johnson. "We are confident that rents can be significantly

increased in this Capitol Hill building with the improvements planned for the apartments."

A 30 percent increase in average rents – to approximately \$800 a month – is expected following the renovations.

Cornice Properties LLP, which had owned the community for 14 years, sold the Esplanade.

A \$1.48 million loan was arranged by Brady O'Donnell of Johnson Capital and funded by FirstBank of Jefferson County for the acquisition. Cornerstone Apartment Services will manage the renovations and the property.▲