



123-456
BUILDING LOGO
DENVER, COLORADO 80000

XX-UNITS | AMAZING LOCATION

CONFIDENTIAL OFFERING MEMORANDUM



123-456 BUILDING LOGO

DENVER, COLORADO 80000



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INVESTMENT CONTACTS

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EXECUTIVE SUMMARY

It is a long established fact that a reader will be distracted by the readable content of a page when looking at its layout. The point of using Lorem Ipsum is that it has a more-or-less normal distribution of letters, as opposed to using 'Content here, content here', making it look like readable English. Many desktop publishing packages and web page editors now use Lorem Ipsum as their default model text, and a search for 'lorem ipsum' will uncover many web sites still in their infancy. Various versions have evolved over the years, sometimes by accident, sometimes on purpose (injected humour and the like).



1

PROPERTY OVERVIEW

123-456
BUILDING LOGO

Units: XX | Built: 2025

PROPERTY OVERVIEW

123-456
BUILDING LOGO

DENVER, COLORADO 80206

PROPERTY DETAILS

Number of Units Six (6)

Building Size 4,338 SF

Lot Size 6,250 SF

Price \$1,275,000

Price/Unit \$212,500

Price/SF \$293.91

Year Built 1901

Stories Two (2)

Parking Four (4) One Car Garages

Property Taxes \$8,923 (2024)

PROPERTY OVERVIEW

INVESTMENT HIGHLIGHTS



Access to Significant Employment
in Downtown Denver



Excellent Central Location in
Cheesman Park Neighborhood



Value-Add Opportunity
(4) 1br/1ba Units & (2) 1br/1ba Plus Den



Newer Roofs on Both the Apartments
and Garages



Four Garages and One Storage Unit with
the Ability to Add Additional Other Income



One Newer Water Heater
Owner-Owned Washer & Dryer

123-456 BUILDING LOGO

CONSTRUCTION DETAILS

Construction Type	Masonry
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Foundation

Siding

Roof

Electrical Wiring

UTILITIES

Electric

Gas

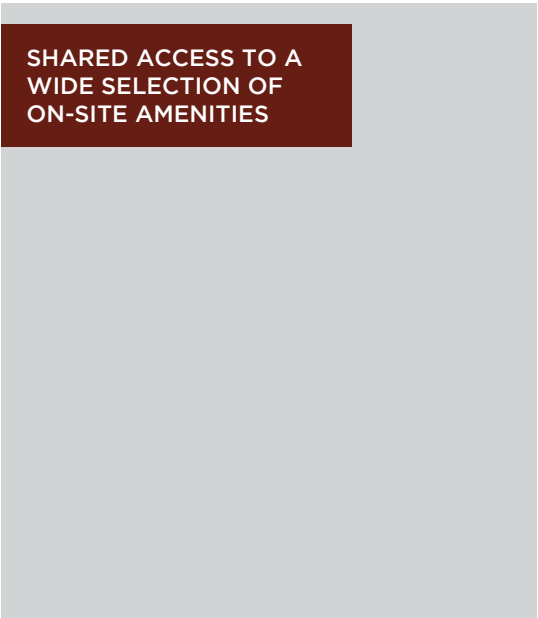
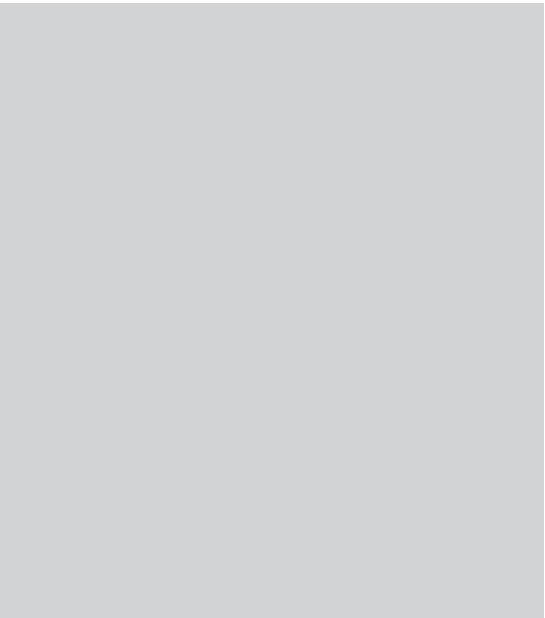
Water/Sewer

Trash

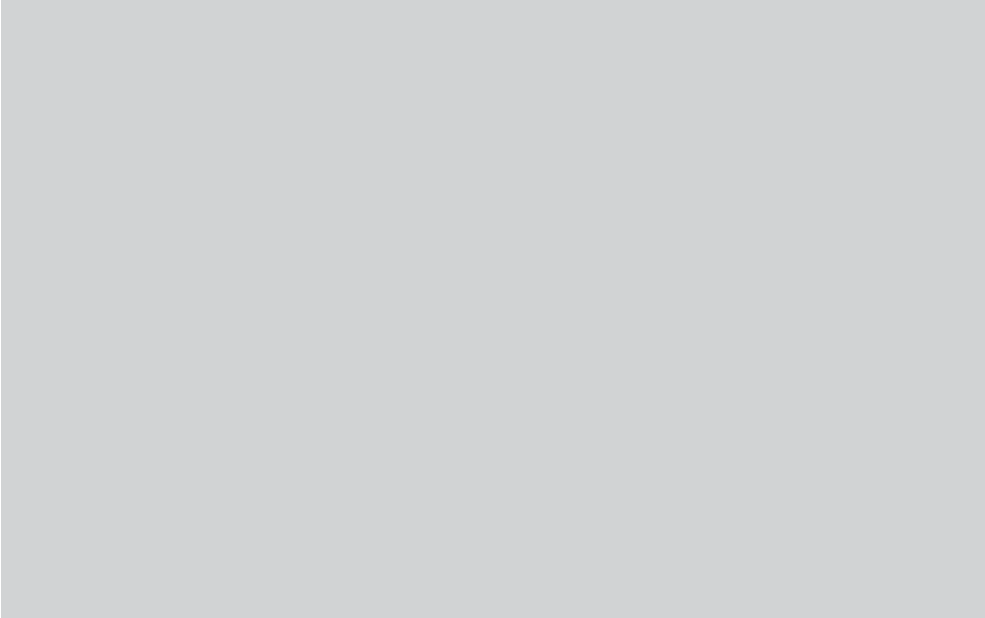
PROPERTY PHOTOS



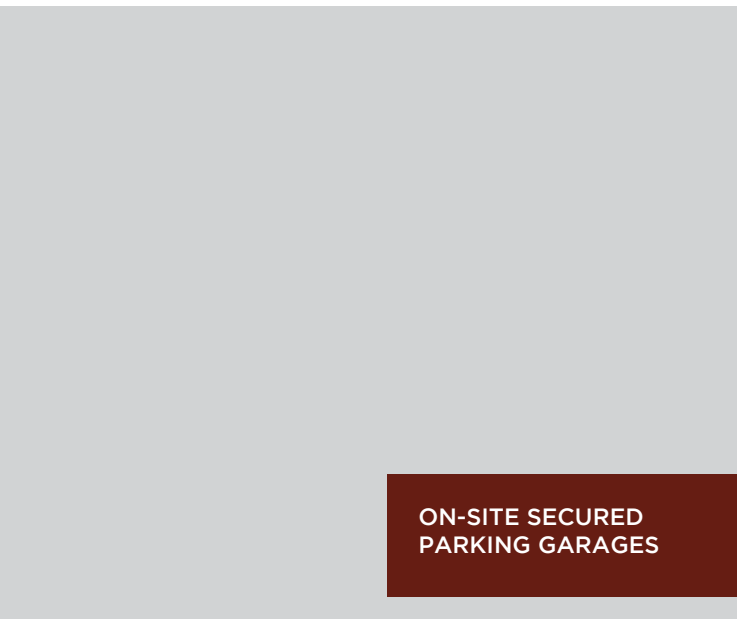
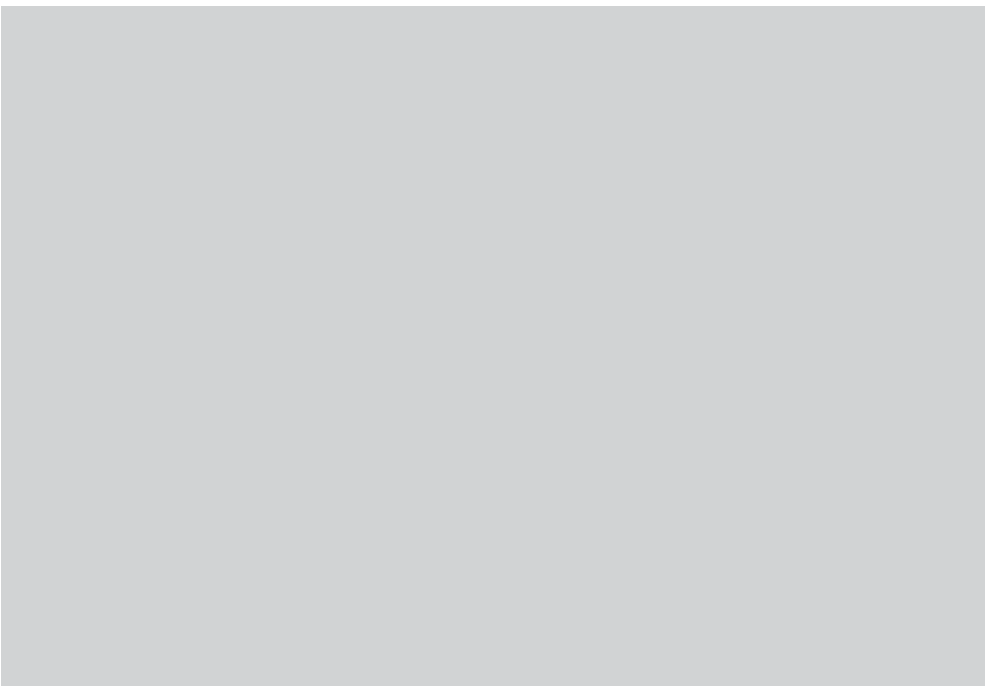
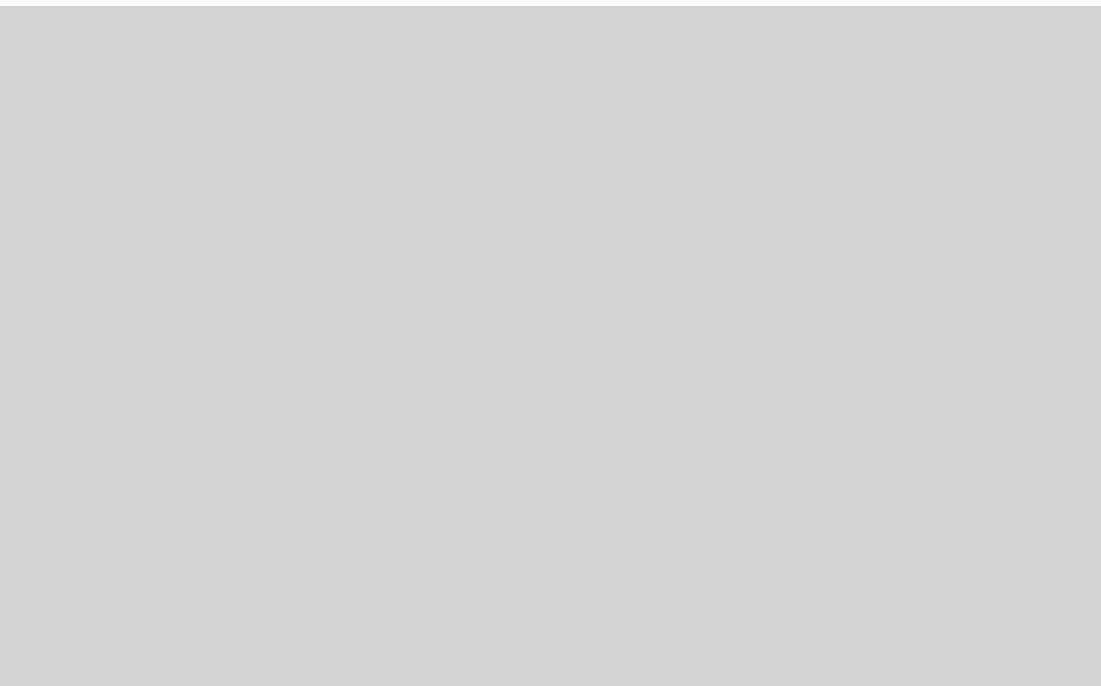
TALL CEILINGS AND
ABUNDANT NATURAL
LIGHT



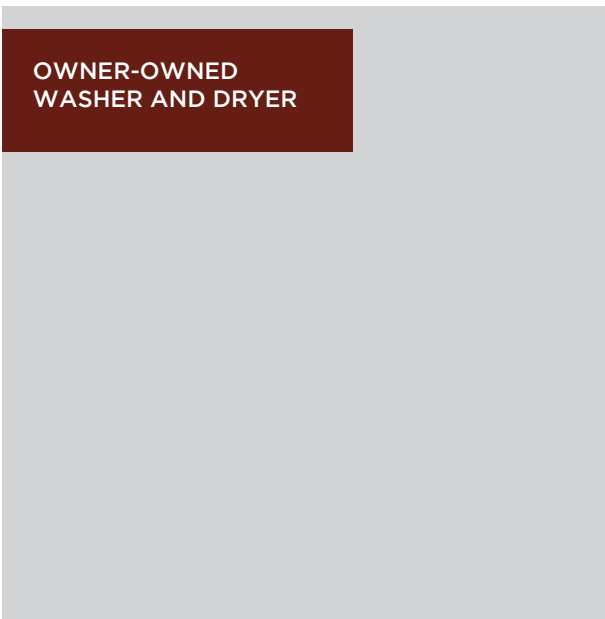
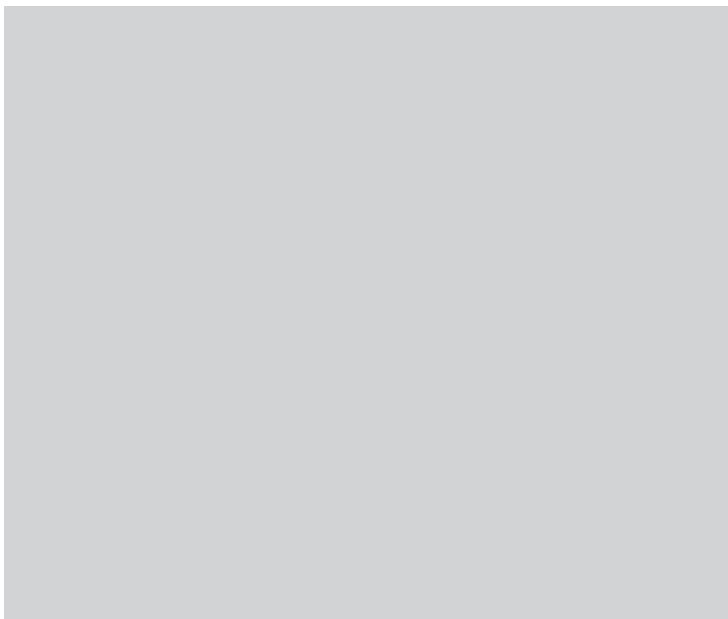
SHARED ACCESS TO A
WIDE SELECTION OF
ON-SITE AMENITIES



PROPERTY PHOTOS



ON-SITE SECURED
PARKING GARAGES



OWNER-OWNED
WASHER AND DRYER



SITEPLAN





2 LOCATION OVERVIEW

LOGO

LOCATION OVERVIEW

2,000
EMPLOYEES



1,430
EMPLOYEES



**DOWNTOWN
DENVER**
144,000 JOBS



**EAST
HIGH SCHOOL**

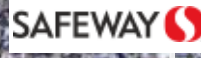
COLFAX AVENUE



**CHEESMAN
PARK**

PROPERTY ADDRESS

**DENVER
BOTANIC
GARDENS**



6TH AVENUE

86

WALK SCORE

Very Walkable!
Most errands can
be accomplished
on foot



LOGO

12

123-456
BUILDING LOGO

XX-UNITS | AMAZING LOCATION

DENVER BY THE NUMBERS

#1

**BEST
BIG AIRPORT**

Walt Street Journal

#2

**MOST HIGHLY
EDUCATED STATE**

U.S. Census Bureau

#3

**BEST
ECONOMY**

Business Insider

#4

**BEST PLACE
FOR BUSINESS
AND CAREERS**

Forbes

#9

**BEST STATE
FOR BUSINESS**

Forbes

AREA OVERVIEW

CHEESMAN PARK NEIGHBORHOOD

A tranquil residential area, Cheesman Park centers on its namesake green space, with expansive lawns, shady jogging trails, a dramatic neoclassical pavilion.

Cheesman Park attracts a diverse blend of residents, runners, dog-walkers, apartment renters and mansion dwellers. Bounded by Josephine, Colfax, 8th Avenue and Corona, this neighborhood offers high-rise living with breathtaking views. Mature trees shade Cheesman Park's historic homes and condos, adding a sense of timelessness to the area. Coffeehouses, bars, boutiques and restaurants cater to a broad range of tastes.



LARGE RENTAL
COMMUNITY

62%

WALKING
SCORE

86

BIKING
SCORE

92



DENVER BOTANIC
GARDENS

<http://www.botanicgardens.org>

One of the top five botanic gardens in the nation, Denver Botanic Gardens is an oasis in the city, offering year-round events, Mordecai Children's Garden, lifelong learning opportunities and research to preserve Colorado's precious natural resources.



3 FINANCIAL ANALYSIS

LOGO

RENT ROLL

Unit Mix:	Unit Type	Square Foot	Current Ave Rent	Market Rent	Lease end date
1365	1/1	0	\$1,195	\$1,450	3/31/2025 - Expired
1357	1/1	0	\$1,580	\$1,450	8/31/2025
1359+garage	1/1	0	\$1,560	\$1,450	6/30/2025 - Coming Up
1361+garage	1/1	0	\$1,590	\$1,450	10/1/2025
1355	1/1	0	\$1,115	\$1,450	8/31/2025
1363+garage	1/1	0	\$1,600	\$1,450	9/1/2025



FINANCIAL ANALYSIS

# of Units	Unit Mix	Estimated SF	Average Rent/ Unit Actual	Rent/SF Actual	Average Rent/ Unit Proforma	Rent/SF Proforma	Gross Income Actual	Gross Income Proforma
6	1/1	650	\$1,530	\$2.35	\$1,475	\$2.27	\$110,160	\$106,200
6								
INCOME							Current	Pro Forma
Gross Rental Income							\$110,160	\$106,200
Vacancy Allowance							5%5%\$(5,508)	\$(5,310)
EFFECTIVE GROSS INCOME							\$104,652	\$100,890
Other Income								
Laundry (Estimated at \$9/Unit per month):							\$648	\$648
RUBS (Actual Vs. Est. at \$100/Unit per Month):							\$-	\$7,200
Parking / Storage (Actual Vs. Est. at \$125/Garage per Month):							\$-	\$6,000
GROSS INCOME INCOME							\$105,300	\$114,738
EXPENSES								
Property Tax (Actual 2024):							\$8,730	\$8,730
Property Insurance (Actual Vs. Quote):							\$5,689	\$5,544
Gas, & Electric (Actual):							\$5,608	\$5,608
Water, Sewer, & Trash (Actual):							\$2,702	\$2,702
Repairs & Maintenance (Actual Vs. Est. at \$1,000/Unit):							\$3,600	\$6,000
Misc. (Actual Vs. Est. \$250/Unit) :							\$1,250	\$1,500
Misc (Actual Vs. Est. \$250/Unit) :							\$1,250	\$1,500
TOTAL EXPENSES							\$27,579	\$30,084
Expenses per Unit							\$4,597	\$5,014
% OF EGI							26.2%	26.2%
NET OPERATING INCOME							\$77,721	\$84,654

PRICING SUMMARY

INVESTMENT SUMMARY	
Price:	\$1,275,000
Price/Unit:	\$212,500
Price/SF:	\$293.91
Current Cap Rate:	6.10%

PROPOSED FINANCING	
Loan Amount (60%):	\$765,000
Down Payment (40%):	\$510,000
Interest:	6.05%
Amortization:	30

CURRENT	
CASH FLOW INDICATORS	
Net Operating Income	\$77,721
Debt Service	\$(55,334)
Net Cash Flow	\$22,387
Principal Reduction	\$9,307
Total Return	6.20%

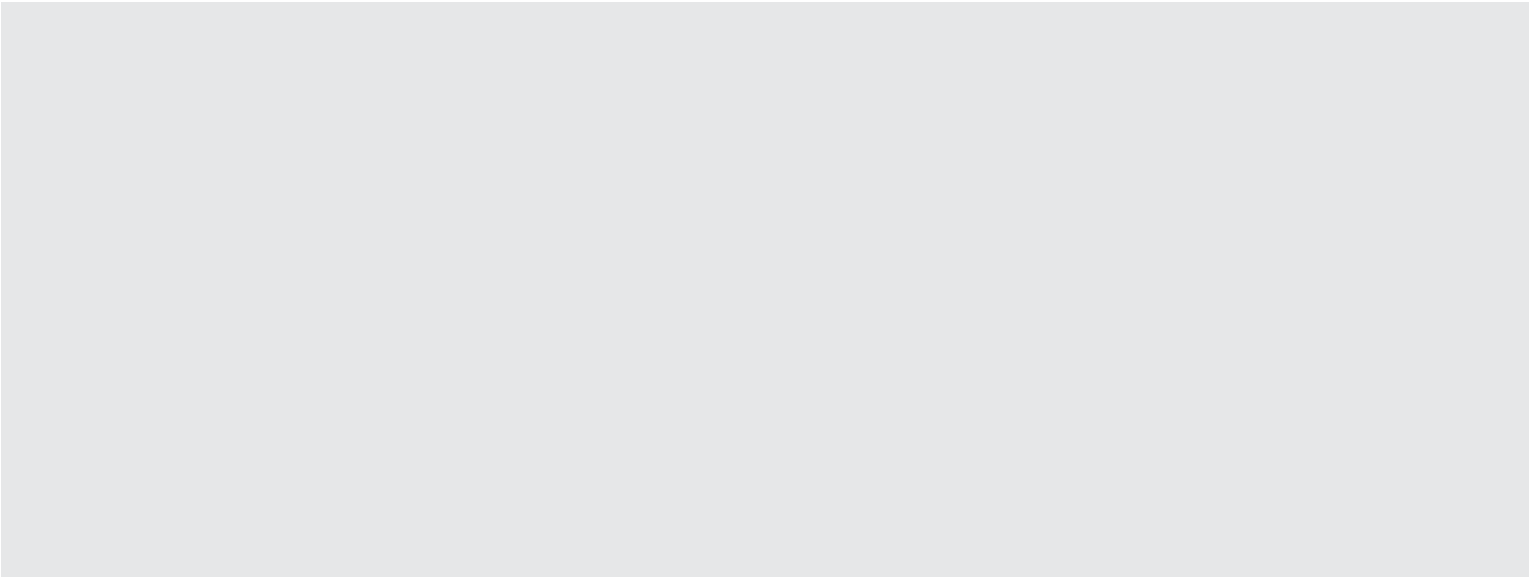
VALUE INDICATORS	
CAP Rate	6.10%
Price/Unit	\$212,500
Price/SF	\$293.91
Cash-on-Cash	4.39%

PROFORMA	
CASH FLOW INDICATORS	
Net Operating Income	\$84,654
Debt Service	\$(55,334)
Net Cash Flow	\$29,320
Principal Reduction	\$9,307
Total Return	7.60%

VALUE INDICATORS	
CAP Rate	6.64%
Price/Unit	\$212,500
Price/SF	\$293.91
Cash-on-Cash	5.75%



COMPARABLE SALES



SUBJECT PROPERTY	
1234 Smith Road Denver, CO 80000	
Units:	6
List Price:	\$1,275,000
Price/Unit:	\$212,500
Price/SF:	\$293.91
Cap Rate:	6.10%

1234 SMITH ROAD	
Denver, CO 80000	

Units:	16
Sale Price:	\$3,475,000
Price/Unit:	\$217,187
Price/SF:	\$456.82
Cap Rate:	5.5%
Sale Date:	11/14/2024

1234 SMITH ROAD	
Denver, CO 80000	

Units:	7
Sale Price:	\$1,585,000
Price/Unit:	\$226,429
Price/SF:	\$332.35
Cap Rate:	5.39%
Sale Date:	09/04/2024

1234 SMITH ROAD	
Denver, CO 80000	

Units:	5
Sale Price:	\$1,350,000
Price/Unit:	\$270,000
Price/SF:	\$
Cap Rate:	5.50%
Sale Date:	08/16/2024

1234 SMITH ROAD	
Denver, CO 80000	

Units:	6
Sale Price:	\$1,495,000
Price/Unit:	\$249,167
Price/SF:	\$350.60
Cap Rate:	6.28%
Sale Date:	07/22/2024

1234 SMITH ROAD	
Denver, CO 80000	

Units:	6
Sale Price:	\$1,400,000
Price/Unit:	\$233,333
Price/SF:	\$
Cap Rate:	6.71%
Sale Date:	04/12/2024

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