



1736 N WASHINGTON

DENVER, CO 80203

CONFIDENTIAL OFFERING MEMORANDUM

 **PINNACLE**
REAL ESTATE ADVISORS

1736

N WASHINGTON

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EXECUTIVE SUMMARY

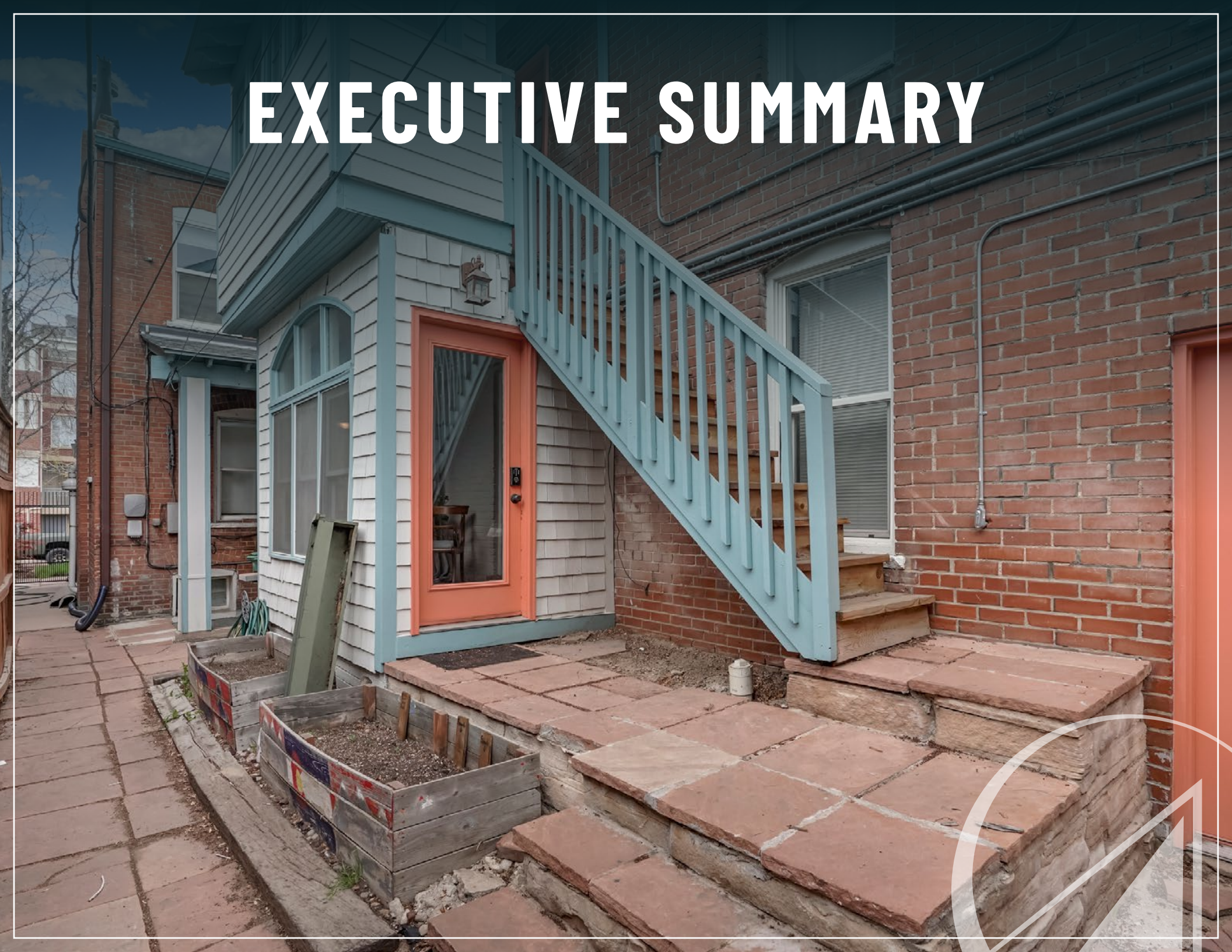
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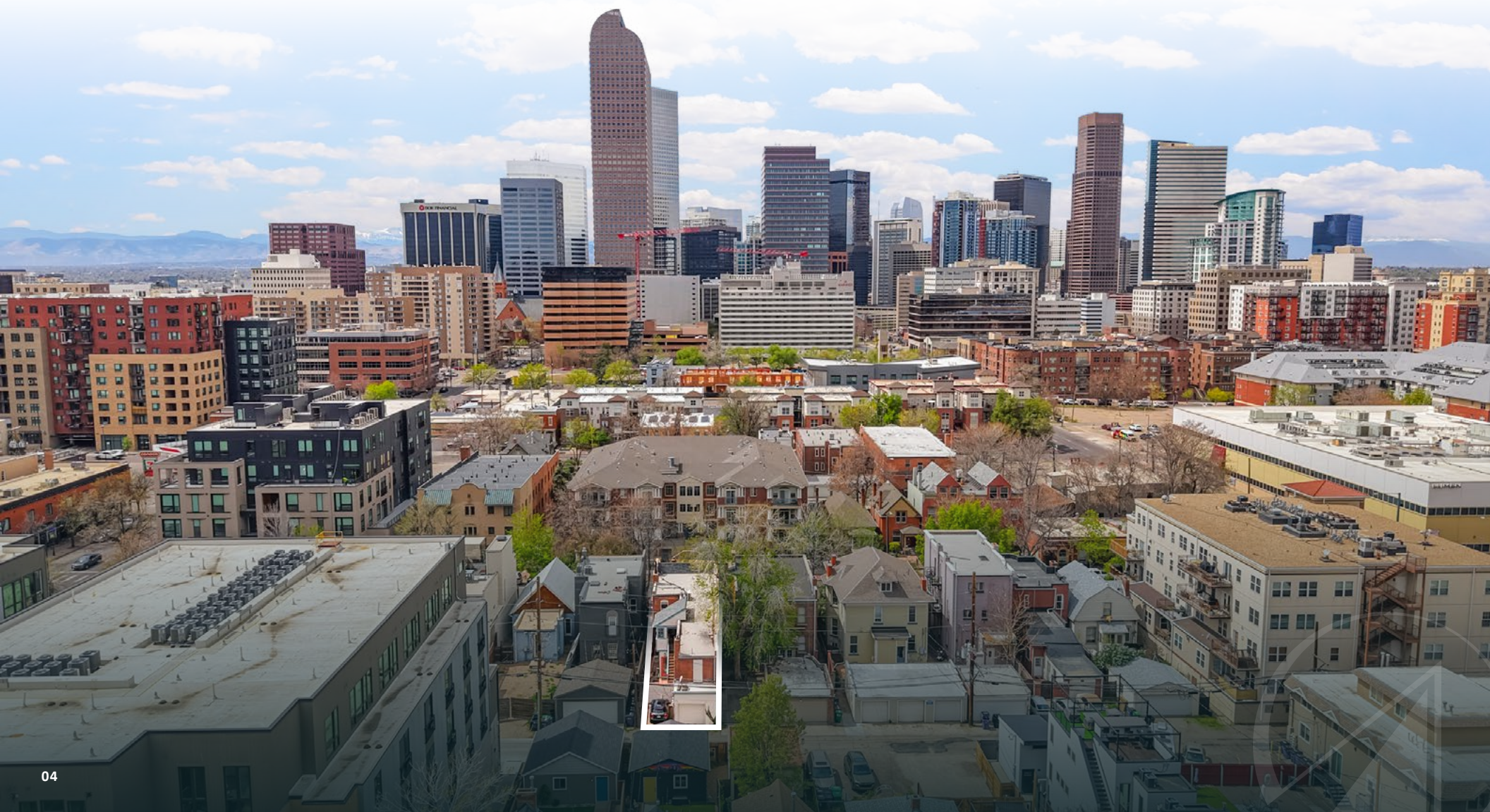
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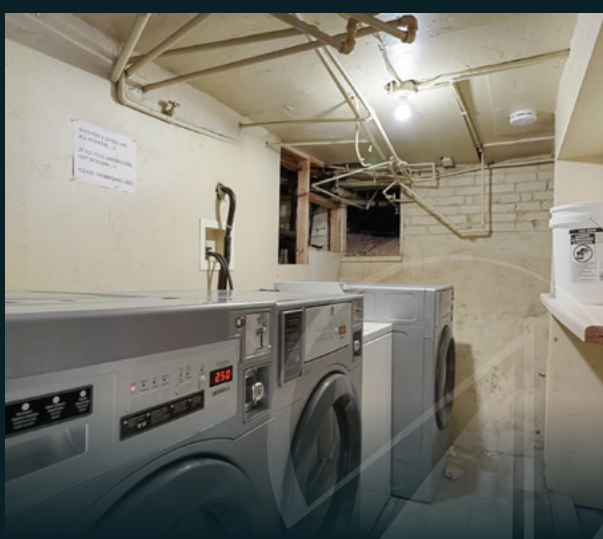
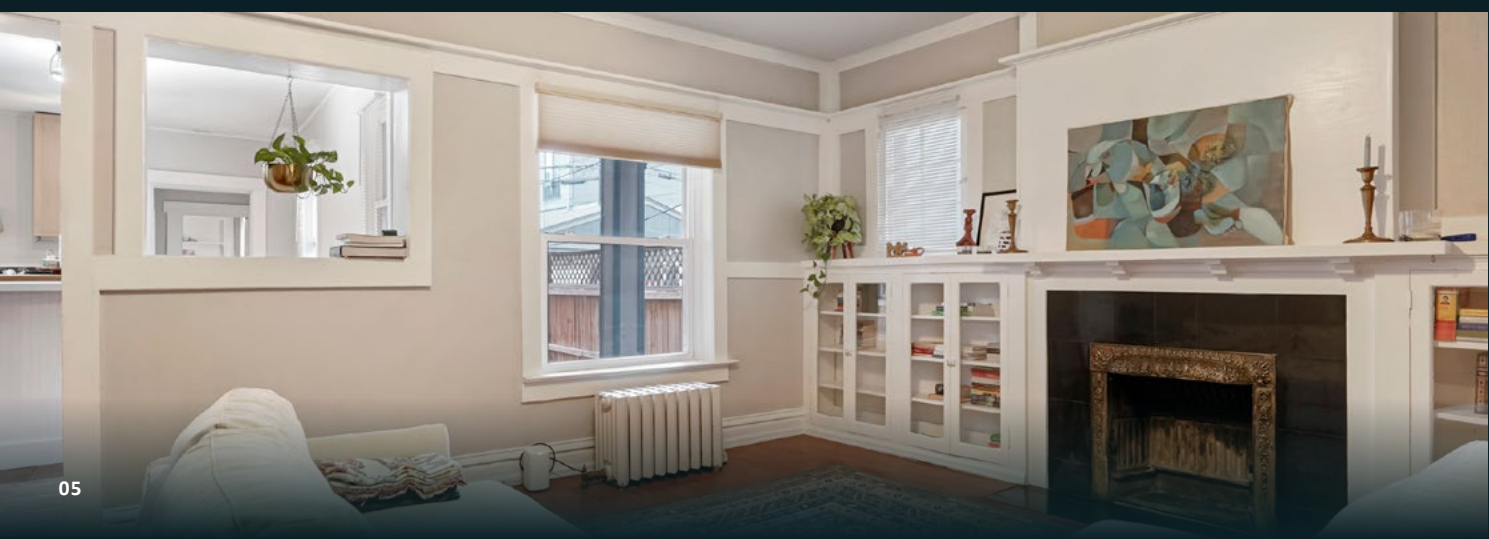
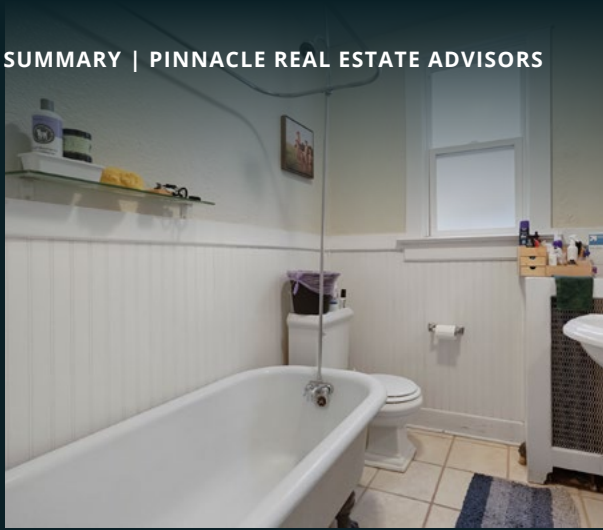


EXECUTIVE SUMMARY

1736 WASHINGTON

Amazing North Capitol Hill/Uptown 4-unit investment opportunity with immediate upside. Current rents are below market, presenting a clear value-add opportunity for investors. The units have been thoughtfully updated with modern kitchens, bathrooms, and flooring. They also feature in-unit mini-split systems, offering the rare advantage of air conditioning within a classic vintage property. The building also includes two owner-owned sets of washers and dryers, enhancing tenant convenience and overall appeal. Additional highlights include a one-car garage, one off-street parking space, and ample street parking. Ideally positioned in a highly walkable location just steps from popular bars, restaurants, and all that downtown has to offer. Proven rental history with long-term tenants and consistently strong demand, allowing for quick and reliable lease-up.

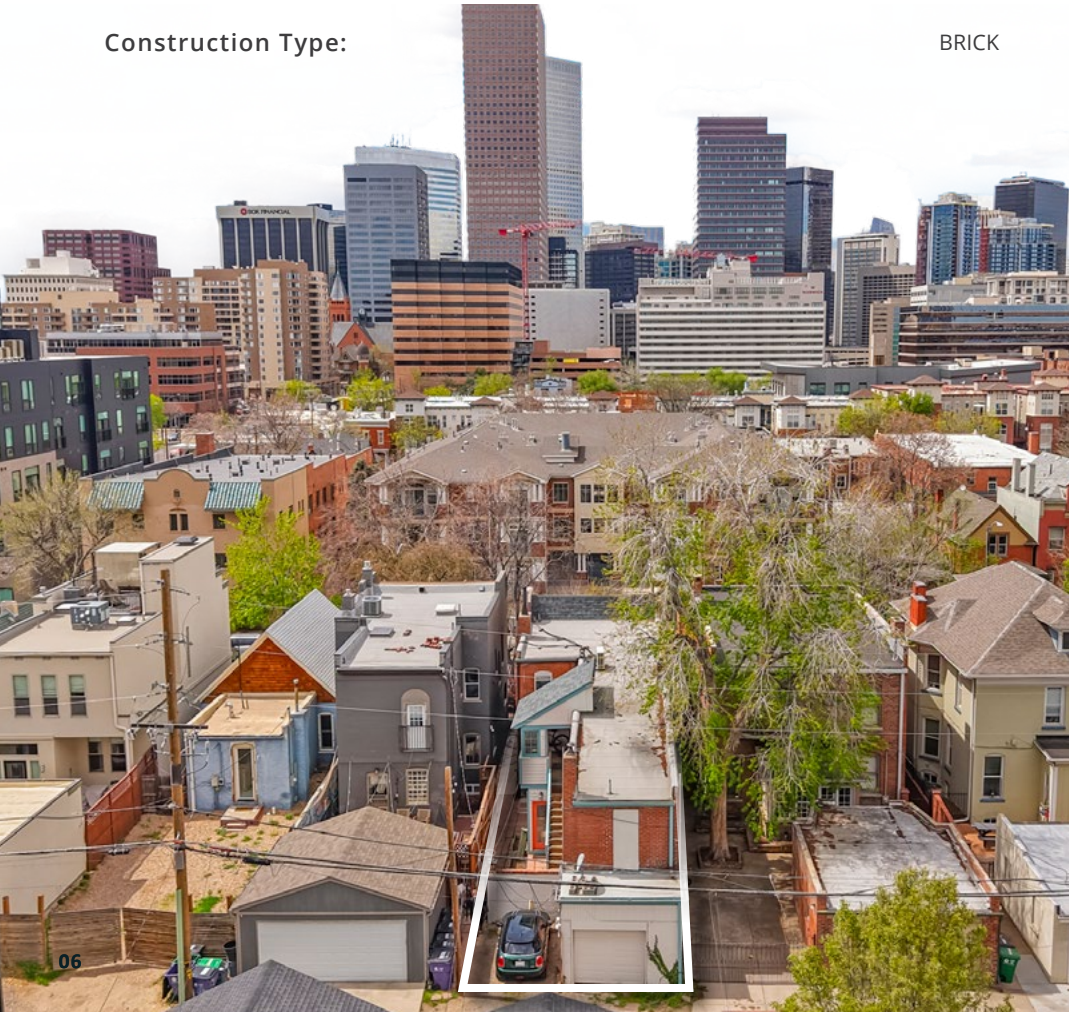




EXECUTIVE SUMMARY

PROPERTY DETAILS

Building Type:	TWO STORY RESIDENCE
Building Size:	2,489 SQ FT
Lot Size:	2,775 SQ FT
Units:	FOUR
YOC:	1900
Construction Type:	BRICK



PROPERTY HIGHLIGHTS

AMAZING NORTH CAPITOL HILL/UPTOWN LOCATION

DIVERSE UNIT MIX CONSISTING OF (1) 2BR/2BA
UNIT, (1) 2BR/1BA UNIT, AND (2) 1BR/1BA UNIT

UNMATCHED WALKABILITY TO DINING, NIGHTLIFE,
PARKS, AND RETAIL STORES

COMPETITIVE BASIS: AT \$65/SF LESS THAN THE
CURRENT COMPARABLE SALE AVERAGE (ROUGHLY
\$380/SF)

IN-UNIT MINI-SPLIT SYSTEM ALLOWING TENANTS TO
HAVE AIR CONDITIONING

RENOVATED UNITS WITH IMMEDIATE RENTAL UPSIDE



LOCATION OVERVIEW



LOCATION MAP



AERIAL MAP



City Park



COLORADO CONVENTION CENTER



1736 N WASHINGTON

E Colfax Ave

Civic Center Park



PABLO'S COFFEE



Cheesman Park

DENVER BOTANIC GARDENS

Congress Park

Speer Boulevard



6th Avenue

S Broadway



MARKET OVERVIEW



DENVER BY THE NUMBERS

#2

MOST HIGHLY EDUCATED STATE

US CENSUS BUREAU

3RD

BUSIEST AIRPORT IN THE US

WALL STREET JOURNAL

#3

#3 MOST ENTREPRENURIAL CITY

YAHOO NEWS

#4

BEST PLACE FOR BUSINESS AND CAREERS

FORBES

#5

MOST DESIRABLE CITIES

CLEVER OFFERS

DENVER, CO

ABOUT

Denver, CO has a population of 711k people with a median age of 34.9 and a median household income of \$85,853. In recent years, the population of Denver, CO grew from 706,799 to 710,800, a 0.566% increase and its median household income grew from \$78,177 to \$85,853, a 9.82% increase. The median property value in Denver, CO is \$540,400, and the homeownership rate is 49.4%.

ECONOMY

The economy of Denver, CO employs 416k people. The largest industries in Denver, CO are Professional, Scientific, & Technical Services (62,131 people), Health Care & Social Assistance (52,548 people), and Educational Services (37,392 people), and the highest paying industries are Management of Companies & Enterprises (\$119,900), Mining, Quarrying, & Oil & Gas Extraction (\$116,454), and Utilities (\$97,803).

710,800

0.566% 1-YEAR GROWTH POPULATION

\$85,853

MEDIAN HHI

34.9

MEDIAN AGE

TOP SECTORS



PROFESSIONAL & TECHNICAL SERVICES



HEALTHCARE



RETAIL TRADE



FINANCIAL ANALYSIS



FINANCIAL ANALYSIS

# OF UNITS	UNIT MIX	ESTIMATED S/F	AVERAGE RENT/ UNIT ACTUAL	RENT/SF ACTUAL	AVERAGE RENT/ UNIT PROFORMA	RENT/SF PROFORMA	SCHEDULED GROSS INCOME ACTUAL	SCHEDULED GROSS INCOME PROFORMA
1	2BR/1BA	1000	\$1,650	\$1.65	\$1,750	\$1.75	\$19,800	\$21,000
1	1BR/1BA	625	\$1,250	\$2.00	\$1,350	\$2.16	\$15,000	\$16,200
1	2BR/2BA	800	\$1,670	\$2.09	\$1,750	\$2.19	\$20,040	\$21,000
1	1BR/1BA BASEMENT	800	\$750	\$0.94	\$1,125	\$1.41	\$9,000	\$13,500
4								

INCOME	CURRENT	PRO FORMA
Gross Rental Income:	\$63,840	\$71,700
Effective Rental Income:	\$63,840	\$71,700
OTHER INCOME		
Laundry (Estimated):	\$432	\$432
RUBS (Actual):	\$3,840	\$3,840
Parking:	\$-	\$2,400
GROSS OPERATING INCOME:	\$68,112	\$78,372
EXPENSES		
Property Tax (Actual):	\$5,712	\$5,712
Property Insurance (Actual):	\$4,134	\$4,134
Utilities (Actual):	\$7,399	\$7,399
Repairs & Maintenance (Actual vs. estimated @ \$1000/unit):	\$1,557	\$4,000
TOTAL EXPENSES	\$18,802	\$21,245
EXPENSES PER UNIT	\$4700.50	\$5,311
NET OPERATING INCOME	\$44,024	\$57,127

PRICING ANALYSIS

INVESTMENT SUMMARY	
Price:	\$999,999
Price/Unit:	\$250,000
Price/SF:	\$295.07
Current Cap Rate:	4.97%

CURRENT	
CASH FLOW INDICATORS	
Net Operating Income	\$49,710
Debt Service	\$(48,026)
Net Cash Flow	\$1,684
Principal Reduction	\$7,617
Total Return	2.7%

PROFORMA	
CASH FLOW INDICATORS	
Net Operating Income	\$57,127
Debt Service	\$(48,026)
Net Cash Flow	\$9,101
Principal Reduction	\$7,617
Total Return	4.8%

PROPOSED FINANCING	
Loan Amount:	\$649,999
Down Payment (35%):	\$350,000
Interest Rate:	6.25%
Loan Type:	30 Years

VALUE INDICATORS	
CAP Rate	4.97%
Price/Unit	\$250,000
Price/SF	\$295.07
Cash-on-Cash	0.48%

VALUE INDICATORS	
CAP Rate	5.71%
Price/Unit	\$250,000
Price/SF	\$295.07
Cash-on-Cash	2.60%



SALE COMPARABLES



2627 CHAMPA ST
Denver, CO 80205

1130 N DOWNING ST
Denver, CO 80218

854 N CLARKSON ST
Denver, CO 80218

1554 GAYLORD ST
Denver, CO 80206

Sale Date	9/12/2025
Sale Price	\$1,200,000
Units	4
Year Built	1886
Price/Unit	\$300,000
Price/SF	\$444.00

Sale Date	1/20/2026
Sale Price	\$1,200,000
Units	4
Year Built	1892
Price/Unit	\$300,000
Price/SF	\$399.00

Sale Date	3/20/2026
Sale Price	\$1,100,000
Units	5
Year Built	1892
Price/Unit	\$220,000
Price/SF	\$383.00

Sale Date	5/14/2025
Sale Price	\$1,030,000
Units	4
Year Built	1886
Price/Unit	\$257,500
Price/SF	\$309.00



DISCLAIMER

This confidential Offering Memorandum, has been prepared by Pinnacle Real Estate Advisors, LLC (“Pinnacle REA”) for use by a limited number of qualified parties. This Offering Memorandum has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial real estate projects and developments. Pinnacle REA recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as 1736 Washington and of all of the information provided herein related to the Property. By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements or information provided by Pinnacle REA or its brokers.

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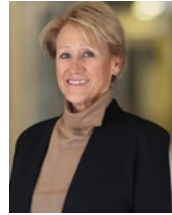
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