



1671 N WASHINGTON

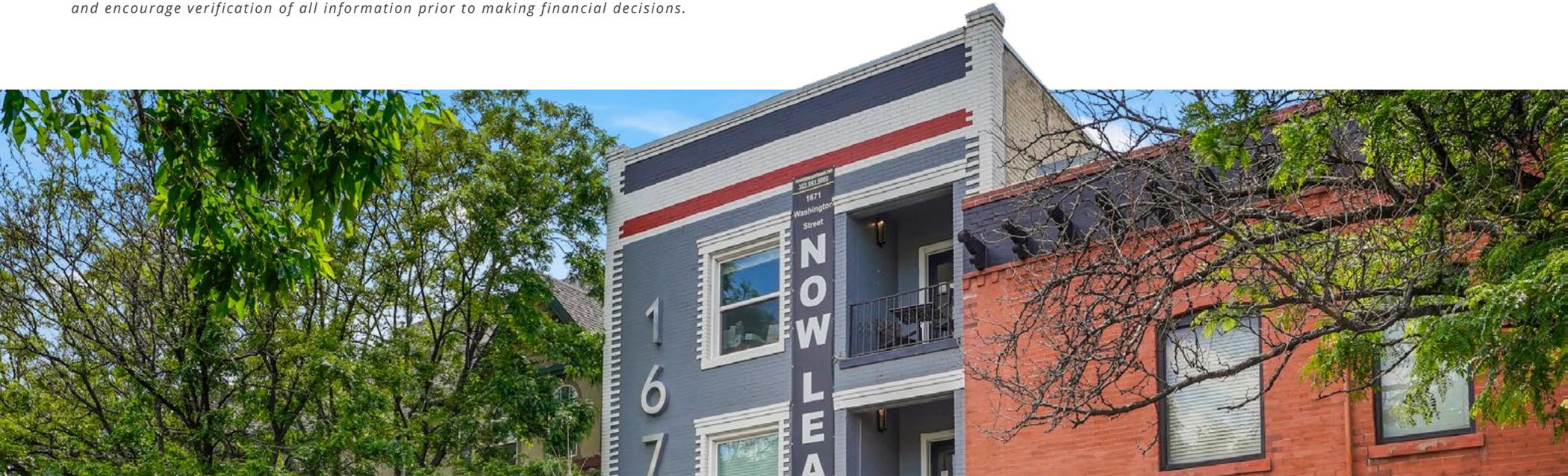
DENVER, CO 80203

EXECUTIVE SUMMARY

PINNACLE REAL ESTATE ADVISORS IS PLEASED TO ANNOUNCE THEY HAVE BEEN RETAINED AS THE EXCLUSIVE MARKETING ADVISOR FOR 1671 WASHINGTON STREET IN DENVER, CO.

The 23-unit (22 studios and one 1-bedroom) renovated apartment building in Uptown presents a compelling investment opportunity for individuals seeking to capitalize on the thriving real estate market in the area. Its prime location, extensive renovations, and market demand for high-quality rentals position the property for long-term success. With a strong financial outlook and the potential for attractive returns, this property is well-suited for investors looking to enter or expand their portfolio in the Denver market. 1671 Washington is located on the 17th Avenue corridor of Uptown and is known for its vibrant atmosphere, with an abundance of restaurants, cafes, and shops within walking distance. The neighborhood also benefits from its proximity to downtown Denver, major employers, and cultural attractions, making it an ideal location for professionals and individuals seeking a convenient and engaging lifestyle.

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INVESTMENT CONTACTS



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PROPERTY OVERVIEW

1671 N WASHINGTON ST
DENVER, CO 80203

PROPERTY DESCRIPTION

BUILDING SIZE	6,731 SF
LOT SIZE	3,134 SF
PARKING	Street
UNITS	23
YOC	1905

PROPERTY HIGHLIGHTS

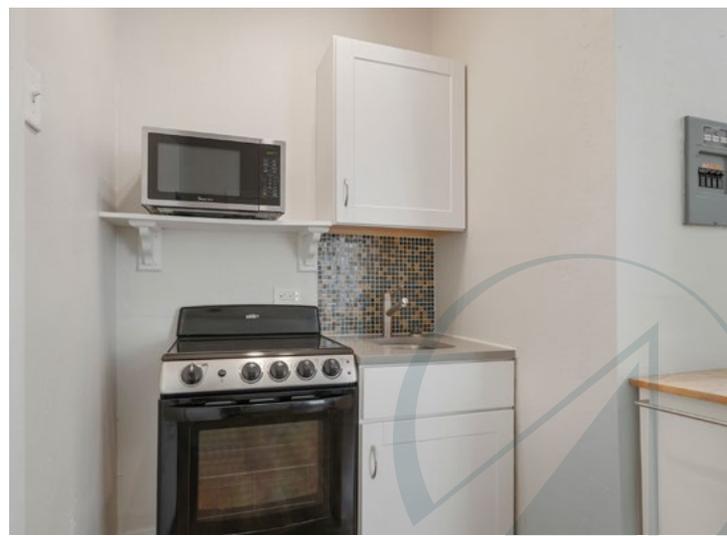
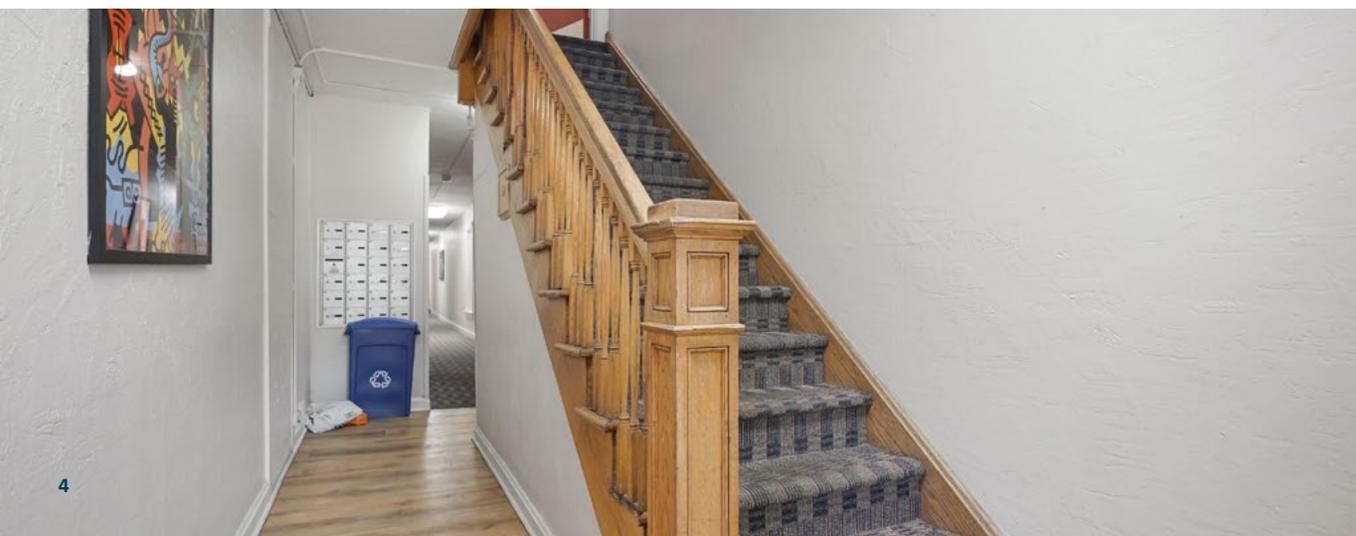
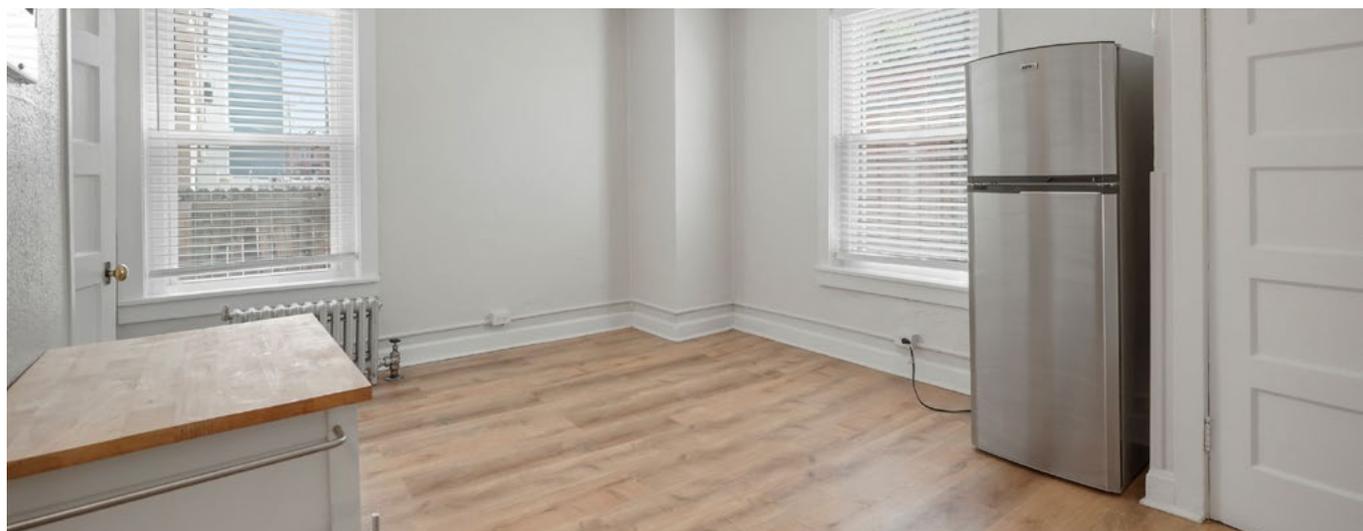
CLASSIC 1905 CONSTRUCTION WITH HISTORIC CHARACTER THAT DIFFERENTIATES FROM NEW-CONSTRUCTION APARTMENTS

ON-SITE LAUNDRY FACILITY AND SHARED TENANT PATIOS

EFFICIENT UNIT MIX SUITABLE FOR WORKFORCE AND URBAN RENTERS

UNDERCAPITALIZED BASEMENT WITH VALUE-ADD POTENTIAL





LOCATION OVERVIEW



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

34.9

MEDIAN AGE

\$85,853

9.82% 1-YEAR GROWTH

MEDIAN HH INCOME

416,271

1.43% 1-YEAR GROWTH

NUMBER OF EMPLOYEES

\$540,400

17.7% 1-YEAR GROWTH

MEDIAN PROPERTY VALUE



INVESTMENT ANALYSIS

UNIT MIX AND AVERAGE RENT SCHEDULE

UNIT TYPE	No. of Units	Approx. SF	Current Rent	Monthly Income	Current Rent/SF	Pro Forma Rent	Monthly Income	Pro Forma Rent/SF
Studio	22	269	\$896	\$19,702	\$3.33	\$1,000	\$22,000	\$3.72
1Br/1Ba	1	449	\$1,475	\$1,475	\$3.29	\$1,200	\$1,200	\$2.67
TOTAL	23	6,367		\$21,177			\$23,200	

INCOME		Current	Pro Forma
Gross Potential Income		\$254,124	\$278,400
Vacancy/Collection Loss	(Estimated)	5.00% (\$12,706)	5.00% (\$13,920)
Effective Rental Income		\$241,418	\$264,480
Other Income			
RUBS	(Actual Trailing 12 Months)	\$18,229	\$24,960
Laundry	(Actual Trailing 12 Months)	\$149	\$153
Miscellaneous	(Actual Trailing 12 Months)	\$15,841	\$16,316
GROSS OPERATING INCOME		\$275,637	\$305,910

EXPENSES			
Taxes	(Actual 2026)	\$20,095	\$20,095
Insurance	(Actual 2026 / Estimate)	\$12,785	\$17,768
Gas & Electric	(Actual Trailing 12 Months)	\$15,206	\$15,662
Water & Sewer	(Actual Trailing 12 Months)	\$6,523	\$6,719
Trash	(Actual Trailing 12 Months)	\$1,584	\$1,632
Internet	(Actual Trailing 12 Months)	\$3,247	\$3,344
Management Fee	(New Quote 7%)	\$19,295	\$21,414
Admin Fees	(Actual Trailing 12 Months)	\$8,500	\$8,755
Repairs & Maintenance	(Estimated \$850/unit)	\$19,550	\$19,550
TOTAL EXPENSES		\$106,785	\$114,938
Expenses per Unit		\$4,643	\$4,997
Expenses per SF		\$16.77	\$18.05
% OF EGI		38.7%	37.6%
NET OPERATING INCOME		\$168,852	\$190,971

INVESTMENT ANALYSIS

Investment Summary

Price:	\$2,750,000
Price/Unit:	\$119,565
Price/SF:	\$431.91
Current CAP Rate:	6.14%

Proposed Financing

Loan Amount:	65%	\$1,787,500
Down Payment:	35%	\$962,500
Interest:	5.50%	
Amortization:	Interest Only	

Current

CASH FLOW INDICATORS

Net Operating Income		\$168,852
Debt Service		(\$98,313)
Net Cash Flow	7.33%	\$70,540
Principal Reduction		\$0
Total Return	7.33%	\$70,540

VALUE INDICATORS

CAP Rate	6.14%
Price Per Unit	\$119,565
Price Per Foot	\$431.91

Pro Forma

CASH FLOW INDICATORS

Net Operating Income		\$190,971
Debt Service		(\$98,313)
Net Cash Flow	9.63%	\$92,659
Principal Reduction		\$0
Total Return	9.63%	\$92,659

VALUE INDICATORS

CAP Rate	6.94%
Price Per Unit	\$119,565
Price Per Foot	\$431.91



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 that you, as a potential buyer or investor, perform your own independent examination and inspection of the property described herein as 1671 N Washington St located in Denver, CO (the “Property”) and of all 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 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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This Offering Memorandum and its contents are intended to remain confidential, except for information that is in the public domain or otherwise available to the public. By accepting this Offering Memorandum, you agree that you will hold and treat the Offering Memorandum in the strictest confidence, that you will not photocopy or duplicate it, or distribute it. You agree that you will not disclose this Offering Memorandum or its contents to any other person or entity, except to outside advisors retained by you from whom you have obtained an agreement of confidentiality, without the prior written authorization of Pinnacle REA. You further agree that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property. If you determine that you have no interest in the Property, kindly return the Offering Memorandum to Pinnacle REA at your earliest convenience.

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