



**63 S. 22nd Ave.  
Building A&B  
Brighton, CO  
80601**



**MULTI-FAMILY APARTMENT BUILDING**  
OFFERING MEMORANDUM & INVESTMENT OVERVIEW

# DISCLAIMER

The information contained herein does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all the information which prospective buyers may need or desire. All financial projections are based on assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Broker and, therefore, are subject to material variation. This Marketing Package does not constitute an indication that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective buyers. Neither Owner nor Broker nor any of their respective officers, Agents or principals has made or will make any representations or warranties, express or implied, as to the accuracy or completeness of this Marketing Package or any of its contents, and no legal commitment or obligation shall arise by reason of the Marketing Package or its contents. Analysis and verification of the information contained in the Marketing Package is solely the responsibility of the prospective buyer, with the Property to be sold on an as is, where-is basis without any representations as to the physical, financial or environmental conditional of the Property. Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any entity at any time with or without notice. Owner has no legal commitment or obligations to any individual or entity reviewing the Marketing Package or making an offer to purchase the Property unless and until such sale of the Property is approved by Owner in its sole discretion, a written agreement for purchase of the Property has been fully delivered, and approved by Owner, its legal counsel and any conditions to the Owner's obligations thereunder have been satisfied or waived. This Marketing Package and its contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein called the "Contents"), are of a confidential nature. By accepting this Marketing Package, you unconditionally agree that you will hold and treat the Marketing Package and the Contents in the strictest confidence, that you will not photocopy or duplicate the Marketing Package or any part thereof, that you will not disclose the Marketing Package or any of the Contents to any other entity (except in the case of a principal, who shall be permitted to disclose to your employees, contractors, investors and outside advisors retained by you, or to third-party institutional lenders for financing sought by you, if necessary, in your opinion, to assist in your determination of whether or not to make a proposal) without the prior authorization of the Owner or Broker, and that you will not use the Marketing Package or any of the Contents in any fashion or manner detrimental to the interest of the Owner or Broker.



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## PROPERTY HIGHLIGHTS

### Building Size

14,608 Sq. Ft. (7,304/Complex)

### Lot Size

0.89 Acres

### Total Rentable Units

16 Units (8 Per Complex)

30 Total Bedrooms

### Parking Lot

2 Spaces/Unit

### Property Type

Multi-Family 16Plex

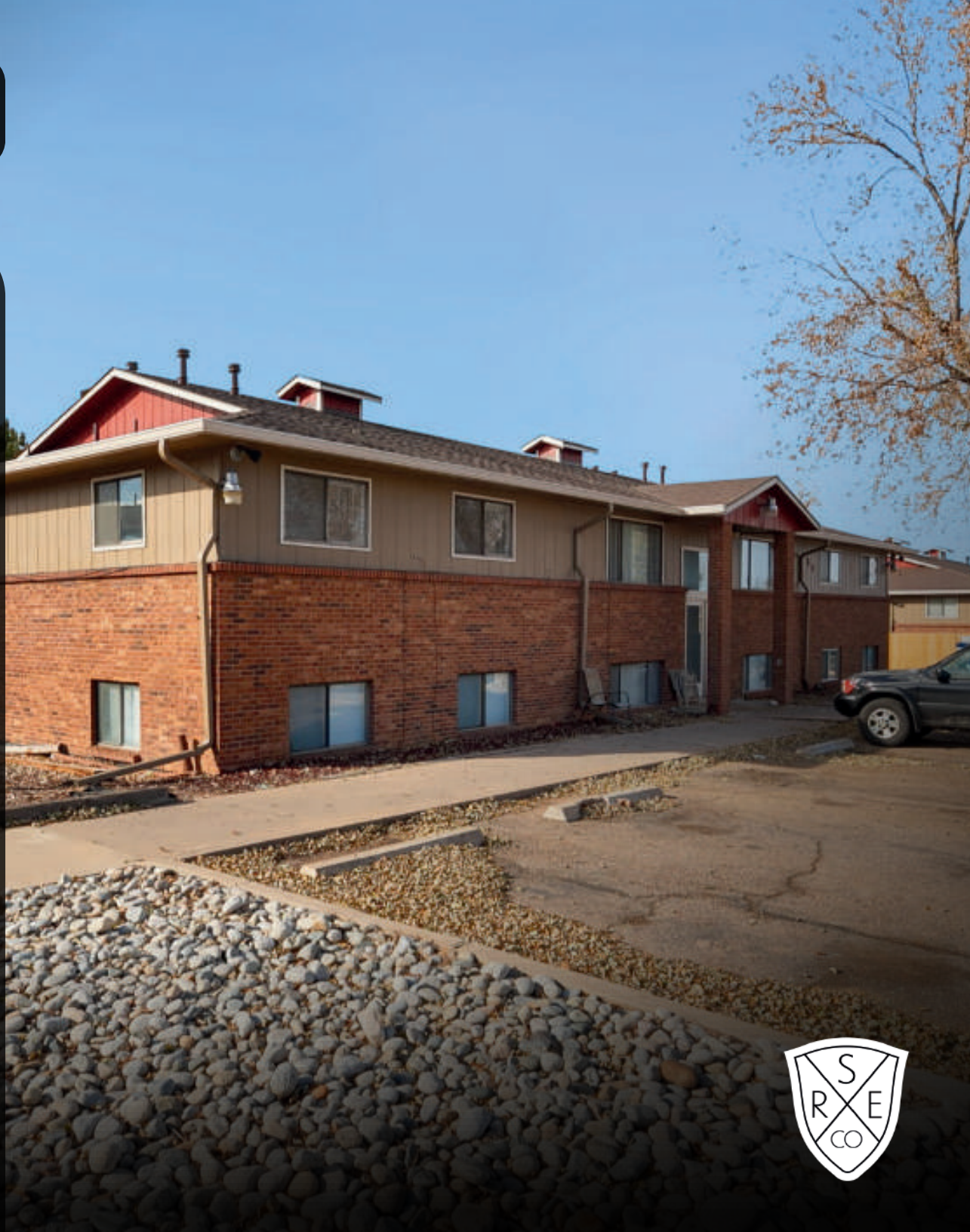
### Apartment Floorplans

(14) 2 Bed, 1 Bath Units

(2) 1 Bed, 1 Bath Units

### Net Operating Income

\$192,974





## EXECUTIVE SUMMARY



Strategically positioned just off Highway 7, **63 South 22nd Avenue** presents a rare **16-unit multifamily investment** in the heart of Brighton's expanding residential corridor. With convenient access to Denver, Denver International Airport, and major employment hubs, the property offers a compelling mix of suburban comfort and urban connectivity. The garden-style complex includes **two 8-unit buildings** totaling 14,608 square feet, featuring a well-balanced unit mix: **fourteen 2-bedroom, 1-bath units and two 1-bedroom, 1-bath units**—each with independently metered gas and electric, gas water heaters, and forced-air furnaces. Tenants benefit from dedicated off-street parking, rooftop A/C units for second-floor residences, and on-site laundry facilities, while the owner currently covers water, sewer, and trash.

Over the past two years, a comprehensive capital improvement plan has been implemented, with **13 of the 16 units fully renovated**. Key upgrades include **new roofing and fresh exterior paint, recent replacement of nearly all furnaces and hot water heaters, and the installation of coin-operated laundry machines** (under two years old) in each building to help offset operating expenses. Despite this significant investment, the asset still presents clear value-add potential. A new owner has the opportunity to complete the final three unit renovations, resurface the parking lot, modernize common areas, and implement a RUBS program to recapture water/sewer costs—further increasing net operating income.

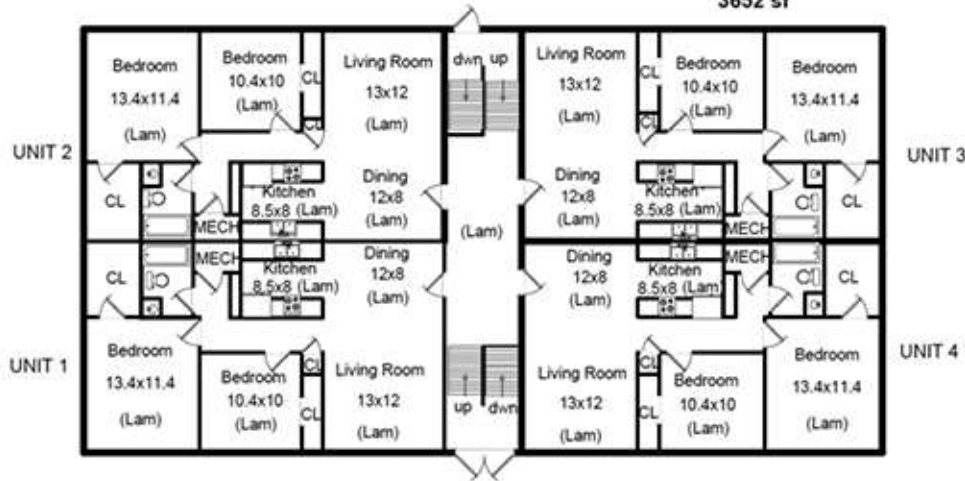
Situated in a high-growth submarket, the property is surrounded by an array of recreational, retail, and educational amenities within a three-mile radius—including Barr Lake State Park, Fox Meadow Trail, Observatory Park, Oasis Family Aquatic Park, Prairie Center Shopping Center, King Soopers, Walmart Supercenter, Platte Valley Medical Center, Eagle Ridge Academy, and Pennock Elementary. With current rents below market and strong demand drivers in place, 63 South 22nd Avenue offers immediate cash flow, **upside potential**, and long-term appreciation in one of Brighton's most promising multifamily submarkets.



# BUILDING FLOORPLANS

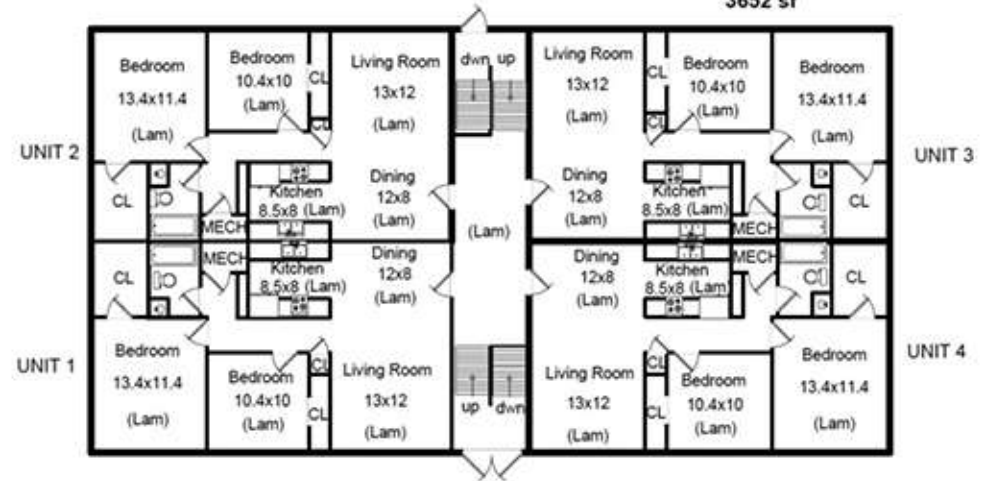


Upper Level  
3652 sf

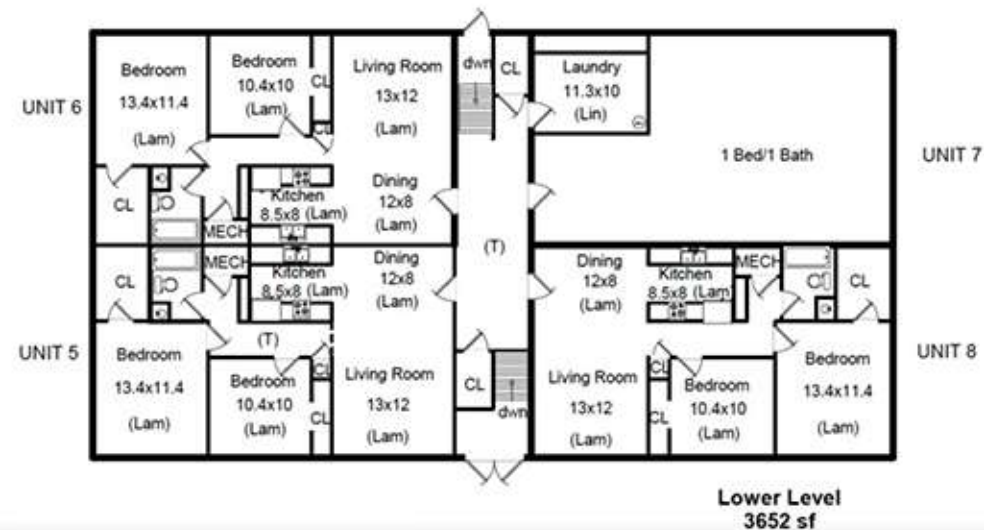
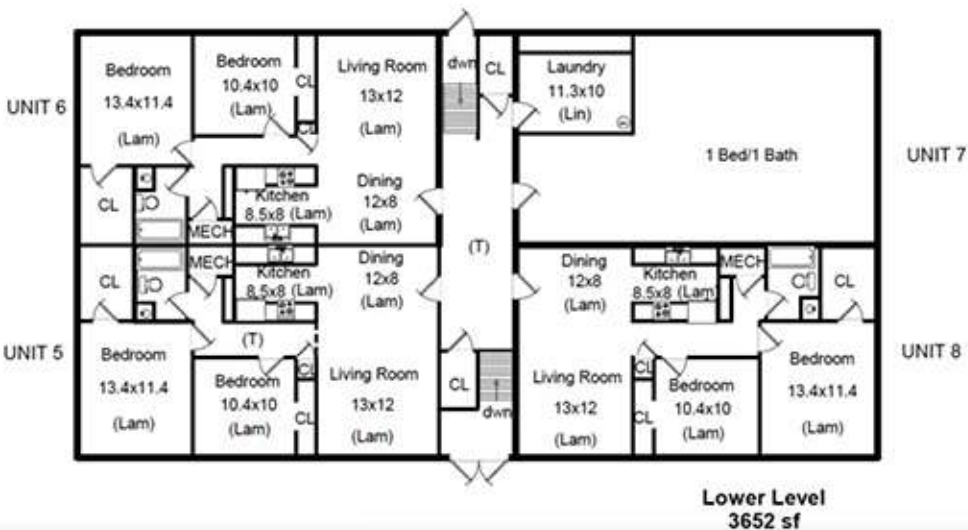


**BUILDING A**

Upper Level  
3652 sf



**BUILDING B**



Building A and B share mirrored floorplans with 8 rentable units each. Each complex includes seven 2-bed, 1-bath floorplans and one 1-bed, 1-bath floorplan. Each unit is approximately 788 square feet, totaling 7,304 square feet per complex. Building A and B are situated on a 0.89 acre lot.



## Financial Performance & Investment Metrics

This asset currently produces an annual gross rental income of **\$285,960** and a Net Operating Income (NOI) of **\$192,974**. With strategic operational enhancements—such as implementing a **utility reimbursement (RUBS) program to recapture owner-paid water and sewer expenses**—there is clear potential to boost NOI further. **Additional upside** remains through final unit renovations and minor exterior upgrades, paving the way for improved efficiency and stronger returns.

By capitalizing on these **low-cost improvements**, the property is well-positioned to achieve an **enhanced cap rate**. This financial profile, combined with efficient expense management and ongoing market demand, reinforces this unit's status as an **attractive, value-driven investment opportunity**.







## Recent Capital Improvements & Value-Add Potential

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An extensive capital improvement program has been completed, with **13 of the 16 units fully renovated within the past two years**, significantly enhancing property appeal and rental performance. Completed upgrades include:

- **New roofing and fresh exterior paint** across both buildings
- **Nearly all furnaces and gas water heaters** replaced within the last five years
- **New coin-operated laundry machines** (less than two years old) installed in each building, helping to offset operating expenses
- **Rooftop A/C units** added for second-floor units to improve tenant comfort

These improvements position the asset as a **low-maintenance, high-efficiency investment** with long-term durability. The completed renovations appeal to today's renters and reduce near-term capital exposure, allowing investors to focus on income growth and portfolio performance.



## INTERIOR PHOTOS



THE STATION RE CO





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## INTERIOR PHOTOS



THE STATION RE CO





## EXTERIOR PHOTOS





## EXTERIOR PHOTOS



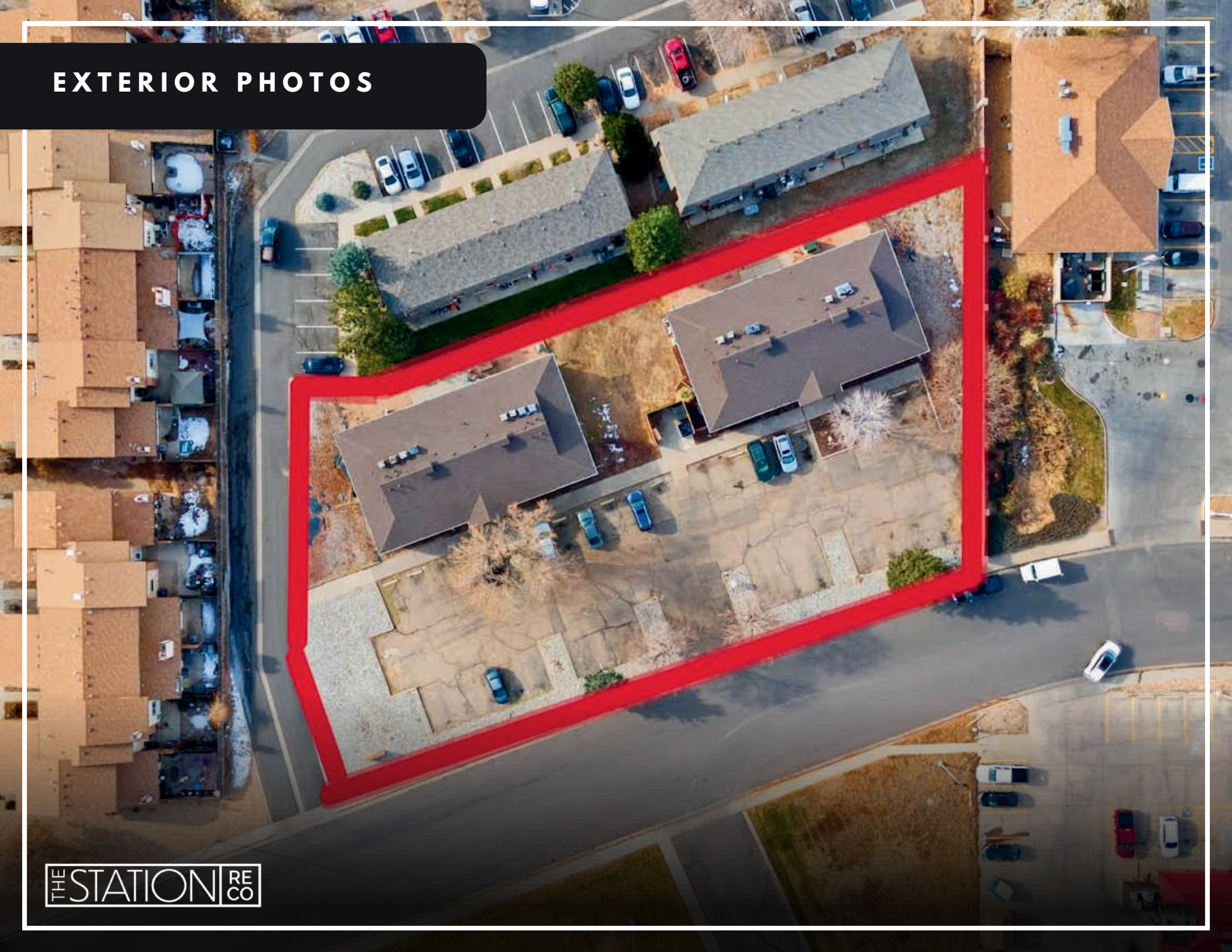


# EXTERIOR PHOTOS





# EXTERIOR PHOTOS





# GEOGRAPHIC PROFILE

## BRIGHTON, COLORADO





# BRIGHTON, COLORADO.

Brighton is a vibrant, close-knit Colorado city that deeply values its history and agricultural roots while embracing progress, innovation and sustainable growth. Conveniently located 20 miles north of downtown Denver, 20 minutes from Denver International Airport and about 30 minutes from Boulder, Brighton has attracted residents who want to feel like they are part of a small town while having access to the amenities of larger urban areas, making it the ideal location for nearly 40,000 residents. As the county seat for Adams County, Brighton offers a diverse demographic population and a strong, well-educated workforce. Local industry includes energy, healthcare, retail, hospitality, higher education, agriculture and manufacturing.





# GROWTH & COST OF LIVING.

Brighton has experienced rapid growth in the last 17 years, from about 21,000 in 2000 to nearly 40,000 today. By 2025, Brighton is anticipated to grow by roughly 20 percent. Brighton's housing costs remain among the lowest in the metro area. Median value of owner-occupied homes in Brighton is \$307,000. Brighton has a home-ownership rate of 71%. Residents can choose from a variety of housing options.

## **DEMOGRAPHIC OVERVIEW**

Brighton offers a culturally diverse population, with a high level of citizen involvement. The median age is 32.9, with a household median income of \$65,544 which positions the City two percent higher than the state average and 16 percent higher than the national average.

## **BUSINESS OVERVIEW**

Restaurants, retail and businesses continue to be attracted to Brighton. Currently 1,300 businesses are located in Brighton, employing 15,000 people. In the last year, Brighton has created an additional 2,000 jobs and anticipates that number to continue to rise. Brighton offers lower taxes and sustainable growth – a winning combination for a new business owner, or a large manufacturer planning to relocate.







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Nick Bukowski began his career in real estate in 2010. As a seasoned property investor, top producing Realtor in Northern Colorado, and a first responder for nearly two decades, Nick understands the importance of communication, transparency, and leadership in all facets of real estate transactions. Nick guides and educates his clients with their real estate needs - helping them determine the best investment strategies based on their long or short-term goals - and prides himself on building lasting relationships with his clients and peers.

Whether functioning as a buyer's agent, a listing agent, or transaction broker, Nick's priority is to provide a positive experience for his clients and lends himself as a professional resource far beyond the closing date. Through a decade of personal purchases and sales, Nick benefits his clients by sharing first-hand experiences, best-practices, and an intimate understanding of the real estate market and trends.

Nick has been recognized as a top Colorado Agent for the past 5 years and was also recognized as a Top Realtor in Northern Colorado by the national expert rating organization, Expertise, in 2021. Nick is a Certified Home Staging Expert and is a Certified Military Residential Specialist. 'Passion, Ethics, and Hard Work' is what you can expect from Nick with any capacity he is involved in.

