

180 S 20TH AVENUE
BRIGHTON, CO 80601

IN THE NEWELL TEAM



Confidential Offering Memorandum

PINNACLE
REAL ESTATE ADVISORS

180 S 20TH AVENUE

BRIGHTON, CO 80601

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EXECUTIVE SUMMARY



Executive Summary

180 S 20TH
AVENUE

180 S 20th Avenue

Brighton, CO 80601

Units:	10
Year Built:	1971
List Price:	\$1,640,000
Price/Unit:	\$164,000
Price/SF:	\$201.13
Building Type:	Brick
Building Size:	8,154 SF
Lot Size:	0.65 Acres
Roof:	Pitched
Heating:	Forced Air
Parking:	16 Off-Street Spaces
Current CAP Rate:	7.68%
Cash on Cash Return:	9.26%

Property Features

- 7.68% Current CAP Rate!!
- Mostly 2Bd/1Ba Units
- Recently Updated Interiors & Newer Windows
- Washer/Dryer Hookups, Furnaces & Hot Water Heaters Dedicated to Each Unit
- Rear Entrances Open to Large Backyard
- Adjacent to Greenbelt and Creek
- Walk to Restaurants, Retail and Places of Employment
- Low Competition Submarket with Very Little New Construction
- Can be Purchased with 730 Mather St (12 Units Just 1 Mile Away)



Interior Photos

180 S 20TH
AVENUE



FINANCIAL ANALYSIS



Income & Expenses Analysis

180 S 20TH
AVENUE

Unit	Type	Rent
A1	2Bd/1Ba	\$1,730
A2	2Bd/1Ba	\$1,789
A3	1Bd/1Ba	\$1,420
A4	2Bd/1Ba	\$1,575
A5	2Bd/1Ba	\$1,595
B1	2Bd/1Ba	\$1,515
B2	2Bd/1Ba	\$1,630
B3	1Bd/1Ba	\$1,495
B4	2Bd/1Ba	\$1,570
B5	2Bd/1Ba	\$1,625
		\$15,944



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
1 Bed 1 Bath	2	600	\$1,458	\$2,915	\$2.43	\$1,475	\$2,950	\$2.46
2 Bed 1 Bath	8	865	\$1,629	\$13,029	\$1.88	\$1,675	\$13,400	\$1.94
TOTAL	10	8,120		\$15,944			\$16,350	

INCOME			Current	Pro Forma
Gross Potential Rent			\$191,328	\$196,200
Other Income				
Utility Reimbursement	(Actual - Trailing 12 Months)		\$13,324	\$13,324
Late Fees/NSF	(Actual - Trailing 12 Months)		\$1,706	\$1,706
Application/Admin Income	(Actual - Trailing 12 Months)		\$210	\$210
Pet Fees	(Actual - Trailing 12 Months)		\$221	\$221
MTM Income	(Actual - Trailing 12 Months)		\$500	\$500
Reletting Fee	(Actual - Trailing 12 Months)		\$841	\$841
Insurance	(Actual - Trailing 12 Months)		\$1,171	\$1,171
Miscellaneous Income	(Actual - Trailing 12 Months)		\$937	\$937
Total Other Income			\$18,910	\$18,910
Gross Potential Income			\$210,238	\$215,110
Vacancy/Collection Loss	(Estimated)		5.00%	(\$10,512)
EFFECTIVE GROSS INCOME			\$199,726	\$204,355

EXPENSES				
Taxes	(Actual - 2025)		\$12,199	\$12,199
Insurance	(Actual - 2025)		\$7,589	\$7,589
Gas & Electric	(Actual - Trailing 12 Months)		\$5,514	\$5,514
Water & Sewer	(Actual - Trailing 12 Months)		\$7,408	\$7,408
Trash	(Actual - Trailing 12 Months)		\$3,819	\$3,819
Maintenance & Repairs	(Estimated: \$850/Unit/Year)		\$8,500	\$8,500
Snow Removal/Landscaping	(Actual - Trailing 12 Months)		\$8,085	\$8,085
Management Fee	(Actual - Trailing 12 Months/ Estimated: 7%)		\$11,758	\$14,305
Administrative	(Actual - Trailing 12 Months/ Estimated: \$300/Unit/Year)		\$8,925	\$3,000
TOTAL EXPENSES			\$73,797	\$70,419
Expenses per Unit			\$7,380	\$7,042
Expenses per SF			\$9.09	\$8.67
% OF EGI			36.9%	34.5%
NET OPERATING INCOME			\$125,929	\$133,936

Pricing Summary

180 S 20TH AVENUE

Investment Summary			Current			Pro Forma				
			CASH FLOW INDICATORS			CASH FLOW INDICATORS				
Price:	\$1,640,000		Net Operating Income	\$125,929		Net Operating Income	\$133,936			
Price/Unit:	\$164,000		Debt Service	(\$80,393)		Debt Service	(\$80,393)			
Price/SF:	\$201.13		Net Cash Flow	9.26%	\$45,536	Net Cash Flow	10.88%	\$53,543		
Current CAP Rate:	7.68%		Principal Reduction	\$14,768		Principal Reduction	\$14,768			
Proposed Financing			Total Return	12.26%	\$60,304	Total Return	13.88%	\$68,311		
			VALUE INDICATORS			VALUE INDICATORS				
Loan Amount:	70%	\$1,148,000	CAP Rate	7.68%		CAP Rate	8.17%			
Down Payment:	30%	\$492,000	Price Per Unit	\$164,000		Price Per Unit	\$164,000			
Interest:	5.75%		Price Per Foot	\$201.13		Price Per Foot	\$201.13			
Amortization:	30 Years									



SALES COMPARABLES



Comparable Sales

180 S 20TH
AVENUE

63 S 22nd Avenue
Brighton, CO



Number of Units: 6

Year Built: 1980

Sale Price: \$1,240,000

Sale Date: 04/28/2025

Price/Unit: \$206,667

Price/SF: \$198.65

Unit Mix:

6

2Bd/1.5Ba



213 N 11th Court
Brighton, CO



Number of Units: 28

Year Built: 1977

Sale Price: \$5,340,000

Sale Date: 12/03/2025

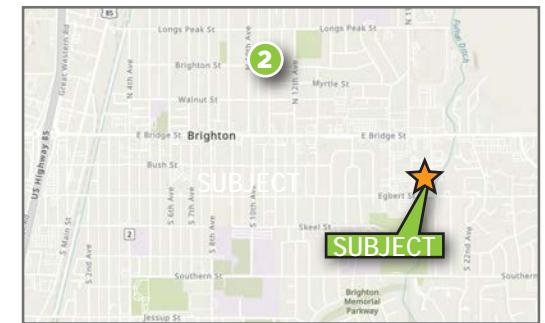
Price/Unit: \$190,714

Price/SF: \$141.64

Unit Mix:

28

2Bd/1Ba



115 S 18th Avenue
Brighton, CO



Number of Units: 6

Year Built: 1972

Sale Price: \$875,000

Sale Date: 12/03/2025

Price/Unit: \$145,833

Price/SF: \$174.65

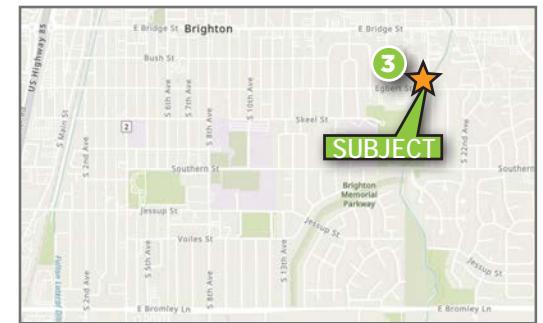
Unit Mix:

2

1Bd/1Ba

4

2Bd/1Ba

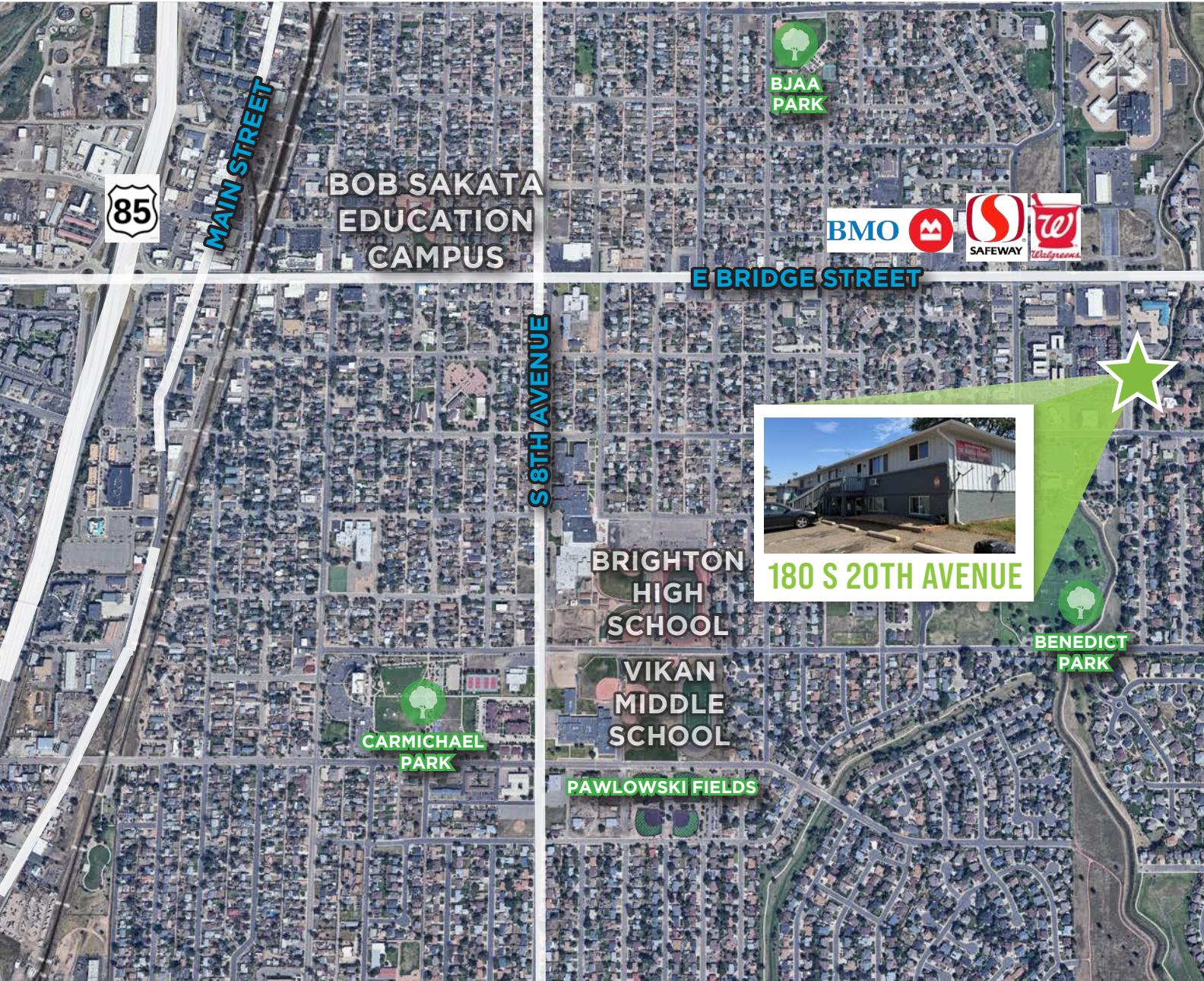


LOCATION OVERVIEW



Location Overview

180 S 20TH
AVENUE



POPULATION

2 mile	32,603
5 mile	62,922
10 mile	221,325



HOUSEHOLDS

2 mile	11,076
5 mile	20,872
10 mile	73,016



AVERAGE HH INCOME

2 mile	\$92,751
5 mile	\$106,136
10 mile	\$121,170



Just 20 miles north of Denver and 15 miles from Denver International Airport, Brighton is a fast-growing, family-oriented community of nearly 49,000 residents—and climbing. Ranked the #8 Most Diverse Suburb in Colorado, Brighton blends small-town charm with big-city connectivity, offering businesses and residents alike a foundation for long-term success.

Thriving Economy & Job Market

Brighton's economy is supported by renewable energy, healthcare, retail, and logistics, anchored by major employers like Vestas Wind Systems. As part of Colorado's Enterprise Zone and adjacent to the emerging DIA Aerotropolis, Brighton provides strong incentives and strategic advantages for business growth and investment.

Just minutes from DIA, downtown Denver, and Boulder

- Median household income: ~\$100,000
- Homeownership rate: 71%
- Median home value: \$475K-\$512K

Quality of Life

Residents enjoy abundant parks, trails, and access to Barr Lake State Park, as well as strong schools and a family-friendly environment. Brighton is also home to the nation's first carbon-negative library, underscoring the city's sustainability focus. Community recognition includes state awards for emergency management and innovative leadership programs, highlighting proactive governance and civic investment.

Convenience & Connectivity

- Just minutes from DIA, downtown Denver, and Boulder
- Average commute of ~30 minutes, with a strong share of remote workers
- Strong community identity with festivals, cultural events, and local dining

Location Overview

180 S 20TH AVENUE



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 located at 180 S 20th Avenue in Brighton, Colorado (the "Property") 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.

Pinnacle REA makes no guarantee, warranty or representation about the completeness or accuracy of the information set forth in this Offering Memorandum. You are responsible to independently verify its accuracy and completeness. Pinnacle REA has prepared the information concerning the Property based upon assumptions relating to the general economy, its knowledge of other similar properties in the market, and on other market assumptions including factors beyond the control of the Pinnacle REA and the Owner of the Property. Pinnacle Real Estate Advisors make no representation or warranty as to either the accuracy or completeness of the information contained herein, and the information set forth in this Offering Memorandum is not intended to be a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be accurate, Pinnacle REA and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, Pinnacle REA and the Property Owner disclaim any and all liability for any express or implied representations and warranties contained in, or for any omissions from, the Offering Memorandum and for any other written or oral communication transmitted or made available to you. Pinnacle REA shall make available to you, as a qualified prospective investor, additional information concerning the Property

and an opportunity to inspect the Property upon written request. This Offering Memorandum and the contents are intended to remain confidential except for such information which is in the public domain or is otherwise available to the public. By accepting this Offering Memorandum, you agree that you will hold and treat Offering Memorandum in the strictest confidence, that you will not photocopy or duplicate it, or distribute it. You agree you will not disclose this Offering Memorandum or its contents to any other person or entity, except to outside advisors retained by you and from whom you have obtained an agreement of confidentiality, without the prior written authorization of Pinnacle REA. You 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 you have no interest in the property, kindly return the Offering Memorandum to Pinnacle REA at your earliest convenience.

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