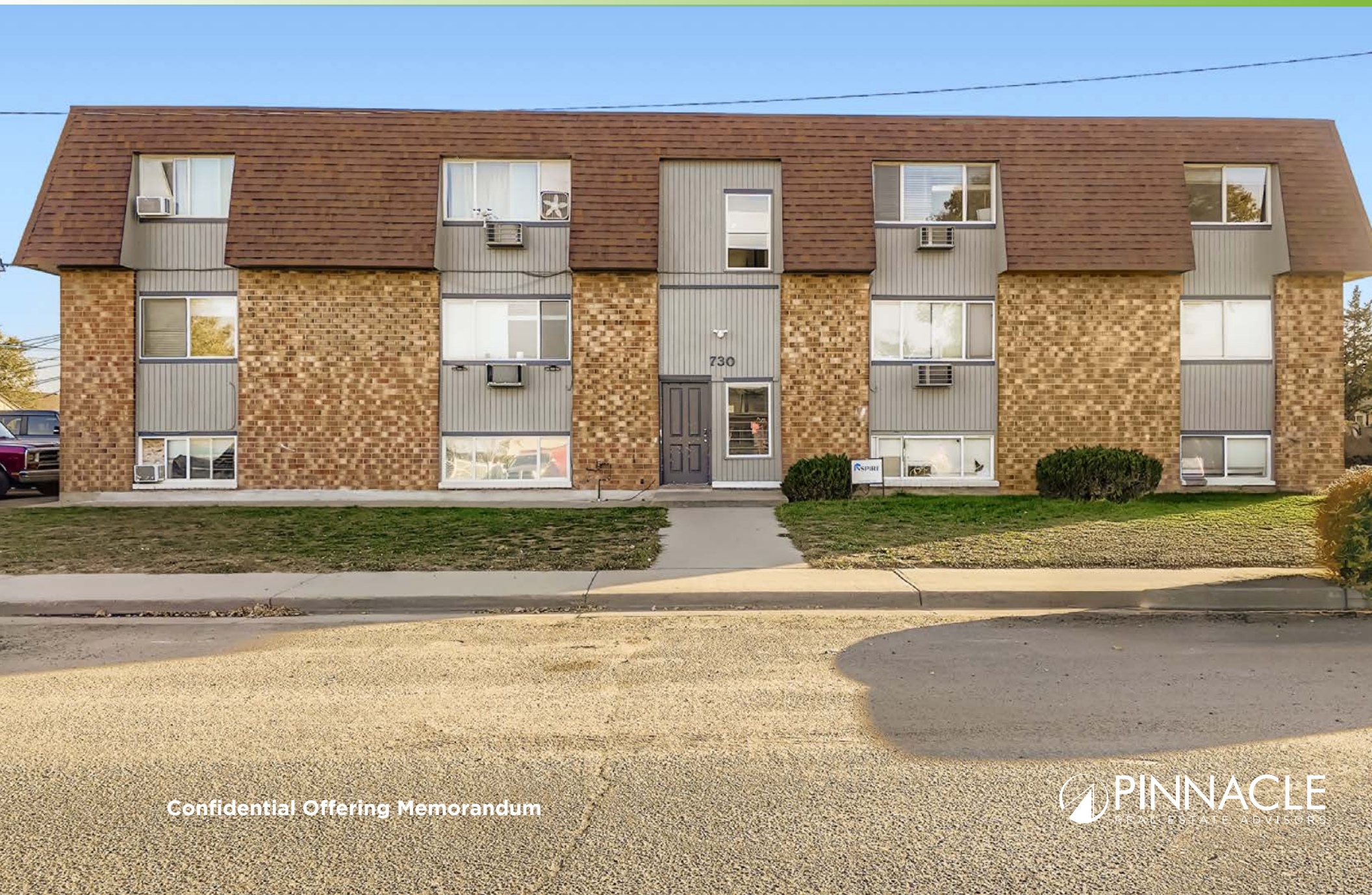


730 MATHER STREET

BRIGHTON, CO 80601

INI THE NEWELL TEAM



Confidential Offering Memorandum

 **PINNACLE**
REAL ESTATE ADVISORS

730 MATHER STREET

BRIGHTON, CO 80601

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EXECUTIVE SUMMARY



Executive Summary

730 MATHER STREET

730 MATHER STREET

Brighton, CO 80601

Units:	12
Year Built:	1974
List Price:	\$2,075,000
Price/Unit:	\$172,917
Price/SF:	\$189.76
Building Type:	Brick
Building Size:	10,935 SF
Lot Size:	0.35 Acres
Roof:	Flat - Mansard
Heating:	Hot Water Boiler
Parking:	14 Off-Street Spaces
Current CAP Rate:	7.07%
Cash on Cash Return:	7.24%

Property Features

- 7.07% Current CAP Rate!
- Excellent Unit Mix of 1Bd, 2Bd and 3Bd Units
- Recently Updated Interiors
- Newer Boiler, Hot Water Heater, Roof and Windows
- Individual Tenant Storage Lockers
- Quiet, Residential Location
- Walk to Middle School & High School
- Great Visibility on Hard Corner
- Low Competition Submarket with Very Little New Construction
- Can be Purchased with 180 S 20th St (10 Units Just 1 Mile Away)



Property Overview

730 MATHER STREET



FINANCIAL ANALYSIS



Income & Expenses Analysis

Unit	Type	Rent
1A	2Bd/1Ba	\$1,545
1B	2Bd/1Ba	\$1,675
1C	2Bd/1Ba	\$1,545
1D	2Bd/1Ba	\$1,545
2A	2Bd/1Ba	\$1,675
2B	1Bd/1Ba	\$1,320
2C	2Bd/1Ba	\$1,615
2D	3Bd/1Ba	\$1,775
3A	2Bd/1Ba	\$1,395
3B	1Bd/1Ba	\$1,545
3C	2Bd/1Ba	\$1,395
3D	3Bd/1Ba	\$1,775
		\$18,805



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	767	\$1,433	\$2,865	\$1.87	\$1,350	\$2,700	\$1.76
2 Bed 1 Bath	8	873	\$1,549	\$12,390	\$1.77	\$1,575	\$12,600	\$1.80
3 Bed 1 Bath	2	1,072	\$1,775	\$3,550	\$1.66	\$1,800	\$3,600	\$1.68
TOTAL	12	10,664		\$18,805			\$18,900	

INCOME

		Current	Pro Forma
Gross Potential Rent		\$225,660	\$226,800
Other Income			
Utility Reimbursement	(Actual - Trailing 12 Months)	\$13,549	\$13,549
Late Fees/NSF	(Actual - Trailing 12 Months)	\$1,756	\$1,756
Application/Admin Income	(Actual - Trailing 12 Months)	\$636	\$636
Pet Fees	(Actual - Trailing 12 Months)	\$1,040	\$1,040
MTM Income	(Actual - Trailing 12 Months)	\$413	\$413
Tenant Insurance Income	(Actual - Trailing 12 Months)	\$1,352	\$1,352
Laundry Income	(Actual - Trailing 12 Months)	\$717	\$717
Miscellaneous Income	(Actual - Trailing 12 Months)	\$1,352	\$1,352
Total Other Income		\$20,815	\$20,815
Gross Potential Income		\$246,475	\$247,615
Vacancy/Collection Loss	(Estimated) 5.00%	(\$12,324)	5.00% (\$12,381)
EFFECTIVE GROSS INCOME		\$234,151	\$235,234

EXPENSES

Taxes	(Actual - 2025)	\$14,870	\$14,870
Insurance	(Actual - 2025)	\$6,070	\$6,070
Gas & Electric	(Actual - Trailing 12 Months)	\$2,967	\$2,967
Water & Sewer	(Actual - Trailing 12 Months)	\$11,531	\$11,531
Trash	(Actual - Trailing 12 Months)	\$7,654	\$7,654
Maintenance & Repairs	(Estimated: \$850/Unit/Year)	\$10,200	\$10,200
Snow Removal/Landscaping	(Actual - Trailing 12 Months)	\$9,083	\$9,083
Management Fee	(Actual - Trailing 12 Months/ Estimated: 7%)	\$12,566	\$16,466
Administrative	(Actual - Trailing 12 Months/ Estimated: \$300/Unit/Year)	\$12,440	\$3,600
TOTAL EXPENSES		\$87,381	\$82,441
Expenses per Unit		\$7,282	\$6,870
Expenses per SF		\$8.19	\$7.73
% OF EGI		37.3%	35.0%
NET OPERATING INCOME		\$146,770	\$152,793

Pricing Summary

Investment Summary

Price:	\$2,075,000
Price/Unit:	\$172,917
Price/SF:	\$189.76
Current CAP Rate:	7.07%

Proposed Financing

Loan Amount:	70%	\$1,452,000
Down Payment:	30%	\$623,000
Interest:	5.75%	
Amortization:	30 Years	

Current

CASH FLOW INDICATORS

Net Operating Income	\$146,770
Debt Service	(\$101,682)
Net Cash Flow	7.24% \$45,089
Principal Reduction	\$18,679
Total Return	10.24% \$63,767

VALUE INDICATORS

CAP Rate	7.07%
Price Per Unit	\$172,917
Price Per Foot	\$189.76

Pro Forma

CASH FLOW INDICATORS

Net Operating Income	\$152,793
Debt Service	(\$101,682)
Net Cash Flow	8.20% \$51,111
Principal Reduction	\$18,679
Total Return	11.20% \$69,790

VALUE INDICATORS

CAP Rate	7.36%
Price Per Unit	\$172,917
Price Per Foot	\$189.76



SALES COMPARABLES



Comparable Sales

63 S 22nd Avenue Brighton, CO

1



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

2



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
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115 S 18th Avenue Brighton, CO

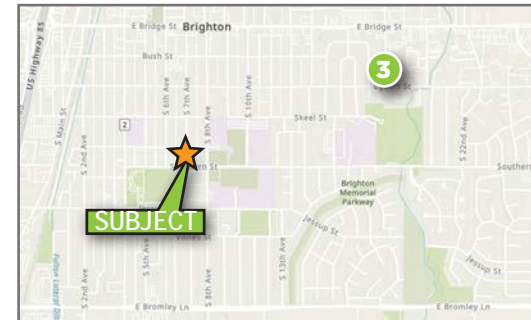
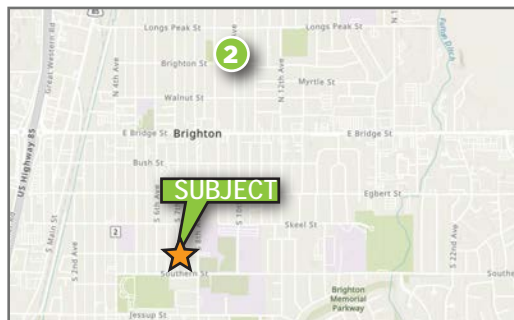
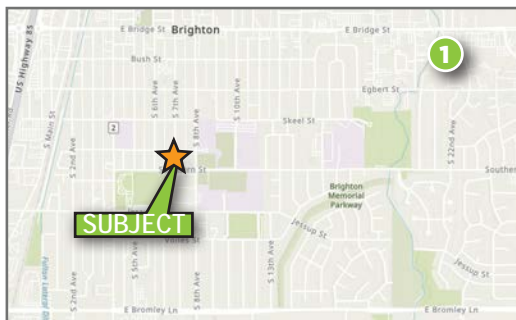
3



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

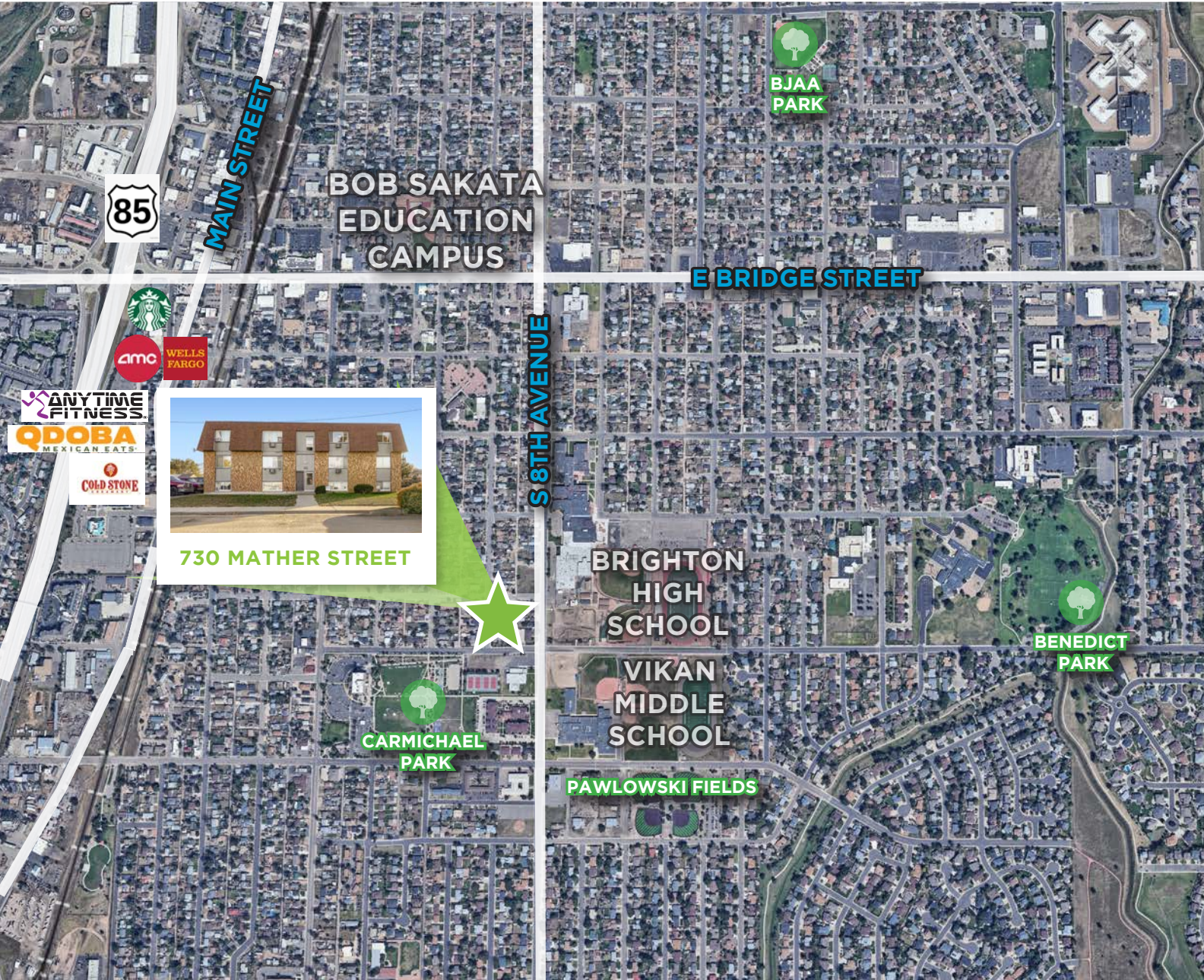


LOCATION OVERVIEW



Location Overview

730 MATHER STREET



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

730 MATHER STREET

DRIVE TIMES:

Denver International Airport	22 Minutes
Downtown Denver	40 Minutes
Boulder	45 Minutes
Summit County/Mountains	80 Minutes
Colorado Springs	90 Minutes



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 730 Mather Street 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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