5550 NEWLAND WAY

CONFIDENTIAL OFFERING MEMORANDUM

5550 NEWLAND WAY, ARVADA, CO 80002

THE NEWELL TEAM

PINNACLE REAL ESTATE ADVISORS

5550 NEWLAND WAY

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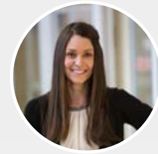

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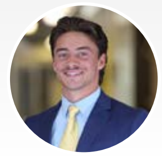

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EXECUTIVE SUMMARY

PROPERTY OVERVIEW

5550 NEWLAND WAY

ARVADA, CO 80002

UNITS:	4
YEAR BUILT:	1970
LIST PRICE:	$840,000
PRICE/UNIT:	$210,000
PRICE/SF:	$200.86
BUILDING TYPE:	Brick
BUILDING SIZE:	4,182 SF
LOT SIZE:	0.21 Acres
ROOF:	Flat/Mansard
HEATING:	Hot Water Boiler
PARKING:	8 Off-Street Spaces
CAP RATE:	6.66%
CASH ON CASH RETURN:	5.31%
TOTAL RETURN:	7.48%

PROPERTY FEATURES

ALL LARGE 2BED/1.5BATH 2-STORY TOWNHOME UNITS

GREAT LOCATION NEARBY OLDE TOWN ARVADA

6.66% CURRENT CAP!

JUST 0.46% VACANCY PAST 12 MONTHS: RENTAL UPSIDE

WELL MAINTAINED ASSET WITH LONG-TERM OWNER

ON-SITE LAUNDRY ROOM & SHARED BACKYARD

AMPLE OFF-STREET PARKING

ONE MILE FROM OLDE TOWN ARVADA LIGHT RAIL STATION, PROVIDING EASY ACCESS TO DOWNTOWN DENVER

GREAT NEIGHBORHOOD DEMOGRAPHICS: AVERAGE HOUSEHOLD INCOME OF $99,831 WITHIN ONE MILE RADIUS






FINANCIAL ANALYSIS

INCOME & EXPENSE 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
2 Bed 1.5 Bath TH	4	925	$1,500	$6,000	$1.62	$1,600	$6,400	$1.73
TOTAL	**4**	**3,700**		**$6,000**			**$6,400**	

INCOME			Current		Pro Forma
Gross Potential Rent			**$72,000**		**$76,800**
Other Income					
Utility Reimbursement	(Actual - Trailing 12 Months)		$7,779		$7,779
Total Other Income			**$7,779**		**$7,779**
Gross Potential Income			**$79,779**		**$84,579**
Vacancy/Collection Loss	(Actual - Trailing 12 Months/ Estimated)	0.46%	($363)	5.00%	($4,229)
EFFECTIVE GROSS INCOME			**$79,416**		**$80,350**

EXPENSES			
Taxes	(Actual - 2026)	$5,347	$5,347
Insurance	(Actual - 2026)	$4,564	$4,564
Gas & Electric	(Actual - Trailing 12 Months)	$2,833	$2,833
Water & Sewer	(Actual - Trailing 12 Months)	$4,021	$4,021
Trash	(Actual - Trailing 12 Months)	$1,501	$1,501
Maintenance & Repairs	(Estimated: $850/Unit/Year)	$3,400	$3,400
Snow Removal/Landscaping	(Estimated: $150/Month)	$1,800	$1,800
TOTAL EXPENSES		**$23,466**	**$23,466**
Expenses per Unit		$5,867	$5,867
Expenses per SF		$6.34	$6.34
% OF EGI		29.5%	29.2%
NET OPERATING INCOME		**$55,950**	**$56,884**

PRICING SUMMARY

Investment Summary		
Price:		$840,000
Price/Unit:		$210,000
Price/SF:		$200.86
Current CAP Rate:		6.66%

Proposed Financing		
Loan Amount:	65%	$546,000
Down Payment:	35%	$294,000
Interest:		6.25%
Amortization:		30 Years

Current		
CASH FLOW INDICATORS		
Net Operating Income		$55,950
Debt Service		($40,342)
Net Cash Flow	5.31%	$15,608
Principal Reduction		$6,398
Total Return	7.48%	$22,006

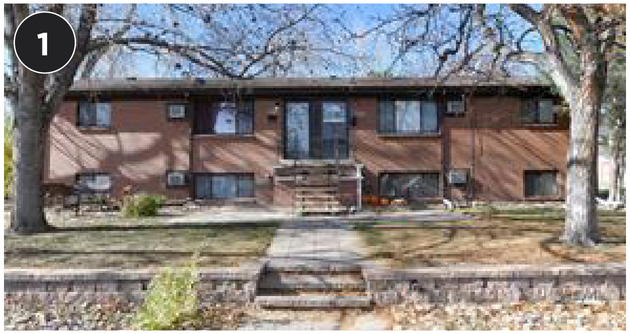
VALUE INDICATORS	
CAP Rate	6.66%
Price Per Unit	$210,000
Price Per Foot	$200.86

Pro Forma		
CASH FLOW INDICATORS		
Net Operating Income		$56,884
Debt Service		($40,342)
Net Cash Flow	5.63%	$16,542
Principal Reduction		$6,398
Total Return	7.80%	$22,940

VALUE INDICATORS	
CAP Rate	6.77%
Price Per Unit	$210,000
Price Per Foot	$200.86

COMPARABLE SALES

COMPARABLE SALES



4563 EVERETT STREET
Wheat Ridge, CO

UNITS	4
YEAR BUILT	1962
SALE PRICE	$840,000
SALE DATE	01/12/2026
PRICE/UNIT	$210,000
PRICE/SF	$291.67

UNIT MIX	
2 BED | 1 BATH	4

10331 W 59TH AVE
Arvada, CO

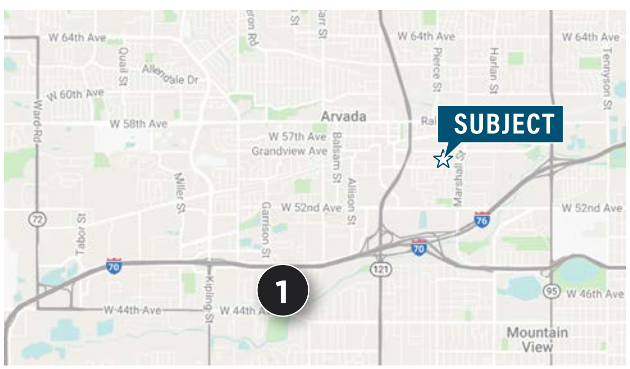
UNITS	4
YEAR BUILT	1960
SALE PRICE	$967,500
SALE DATE	02/27/2026
PRICE/UNIT	$241,875
PRICE/SF	$238.89

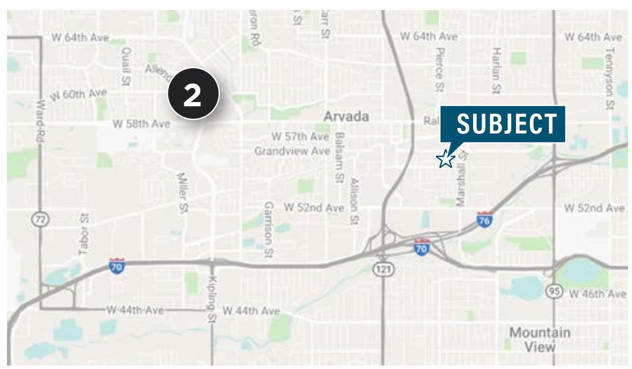
UNIT MIX	
2 BED | 1 BATH	2
3 BED | 2 BATH	2

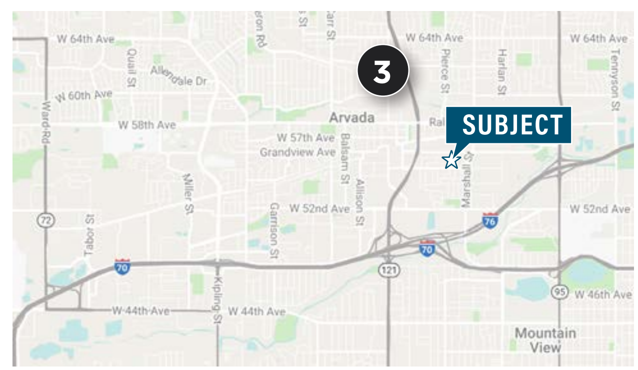
7705 W 61ST AVE
Arvada, CO

UNITS	4
YEAR BUILT	1959
SALE PRICE	$964,000
SALE DATE	04/01/2026
PRICE/UNIT	$241,000
PRICE/SF	$311.37

UNIT MIX	
2 BED | 1 BATH	4







LOCATION OVERVIEW

THE NEWELL TEAM

LOCATION OVERVIEW

POPULATION

1 mile	12,201
2 mile	55,132
5 mile	370,004

HOUSEHOLDS

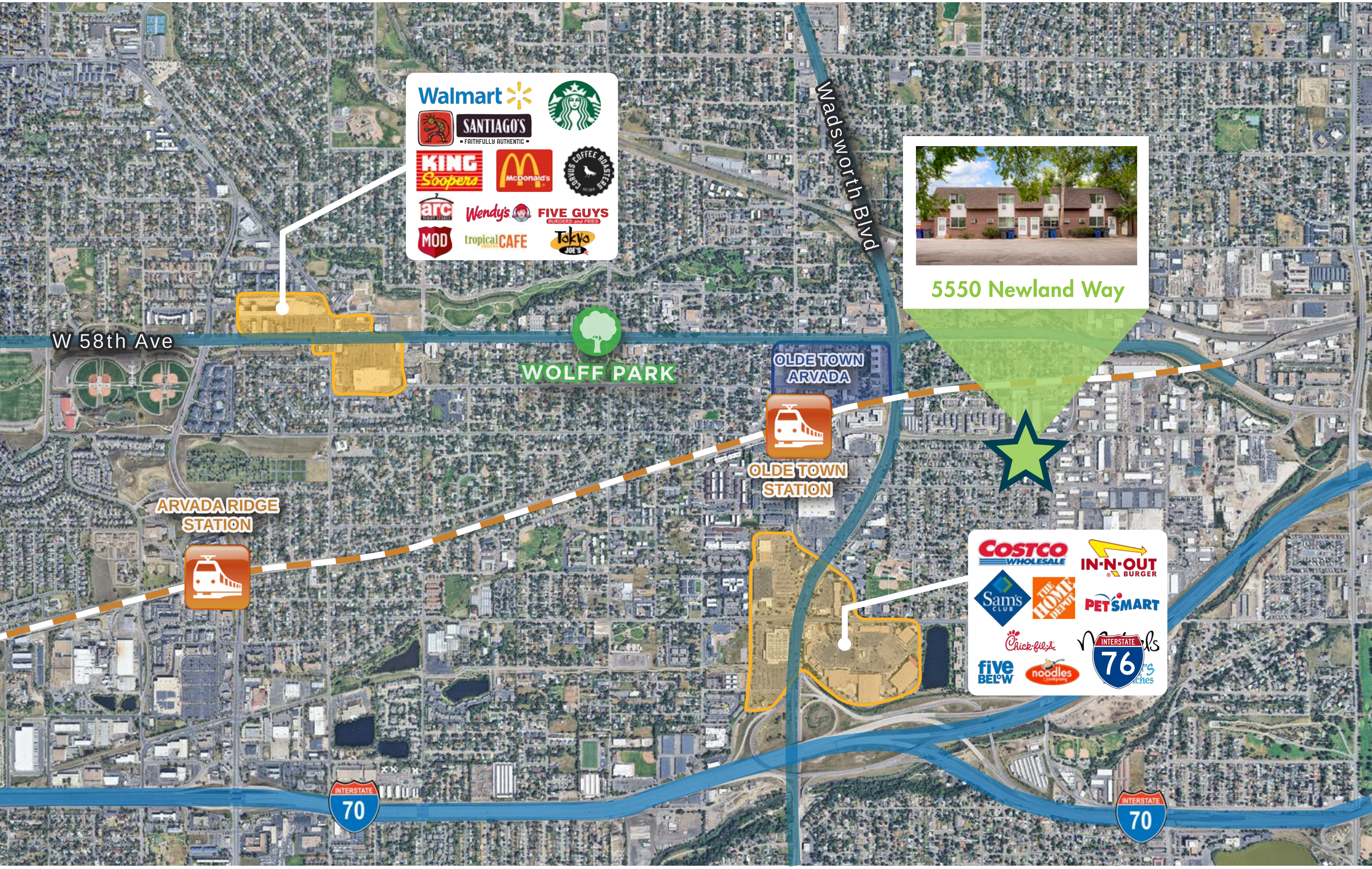
1 mile	5,637
2 mile	23,617
5 mile	159,857

AVERAGE HH INCOME

1 mile	$99,831
2 mile	$112,883
5 mile	$123,992

THE NEWELL TEAM

LOCATION OVERVIEW



ARVADA, CO

MARKET OVERVIEW

Arvada is one of metro Denver's most established and desirable suburban communities, with approximately 122,634 residents positioned at the intersection of the Rocky Mountain foothills and the Denver urban core. The city blends historic neighborhood character — anchored by the thriving Olde Town Arvada district, with its shops, restaurants, breweries, and community events — with modern growth and strong infrastructure investment. Residents benefit from exceptional outdoor access via Clear Creek, Standley Lake, and an extensive regional trail network, making Arvada a consistently high-demand location for quality renters seeking a balanced Front Range lifestyle.

ECONOMY

From an economic standpoint, Arvada's average household income of $144,000 ranks among the highest in the Denver metro, supported by a well-educated, professionally concentrated workforce across management, business, financial, and education sectors. Direct rail connectivity via the RTD G Line to downtown Denver and Denver Union Station enhances the city's commuter appeal and expands access to the region's major employment centers. With strong schools, a stable tax base, limited new supply, and consistently low vacancy, Arvada represents a compelling submarket for multifamily

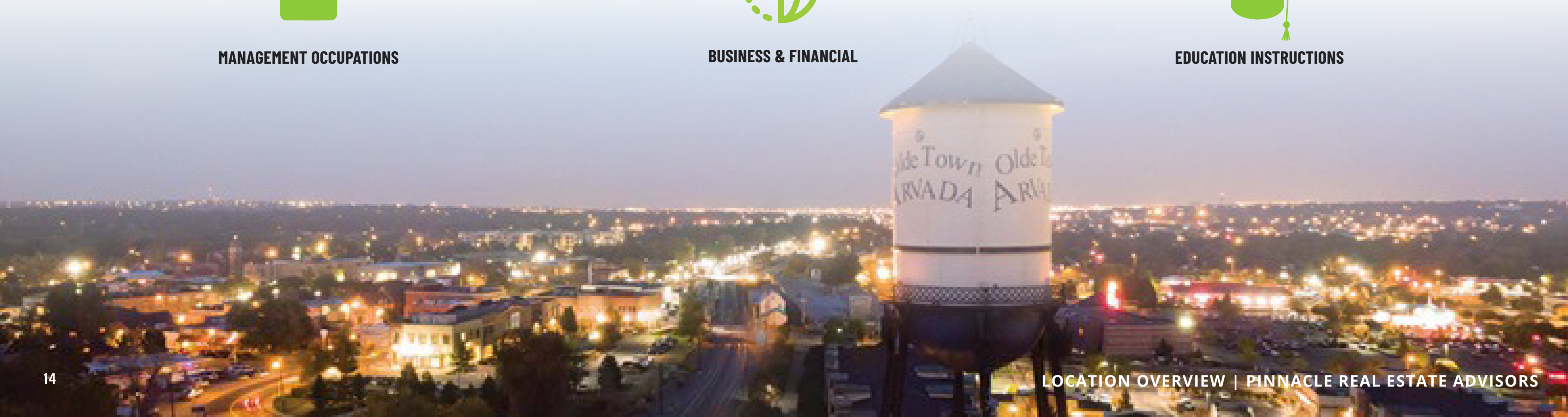
122,634	$144,000	40.2
POPULATION (2025)	AVERAGE HHI	MEDIAN AGE

TOP SECTORS

MANAGEMENT OCCUPATIONS

BUSINESS & FINANCIAL

EDUCATION INSTRUCTIONS

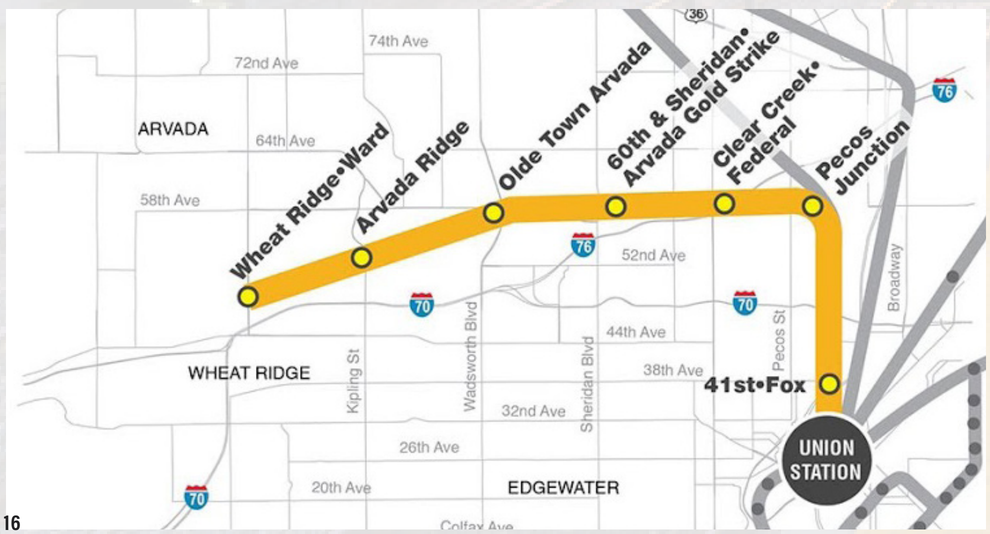


Arvada Strategic Reinvestment Plan

Adopted in late 2023, the Arvada Strategic Reinvestment Plan is set to transform Olde Town Arvada's outdoor spaces. The plan focuses on enhancing pedestrian and cyclist safety with expanded bike lanes and walkways, encouraging both residents and visitors to explore the district.

A key element of the redesign is the creation of a vibrant tree canopy and the addition of planters along the historic streets. The Olde Town Square will also be redeveloped into a dynamic outdoor event space. These improvements are designed to preserve the area's historic character while creating more inviting, sustainable public spaces for everyone to enjoy.

The G Line connects residents of Arvada and Wheat Ridge to the Denver metro area with fast, convenient service. From Arvada Station, it's just a 20-minute ride to Union Station in downtown Denver. The line provides seamless access to RTD's extensive network, one of the largest and most reliable transit systems in the country. Whether you're commuting, traveling, or exploring, the G Line connects you to the entire rail system, including direct service to Denver International Airport.



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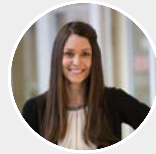

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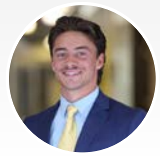

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