

WADSWORTH ARMS

6700 WADSWORTH BLVD, ARVADA, CO 80003

INI THE NEWELL TEAM



Confidential Offering Memorandum



WADSWORTH ARMS

6700 Wadsworth Boulevard
Arvada, CO 80003

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One Broadway, Suite A300
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THE NEWELL TEAM

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EXECUTIVE SUMMARY





Wadsworth Arms

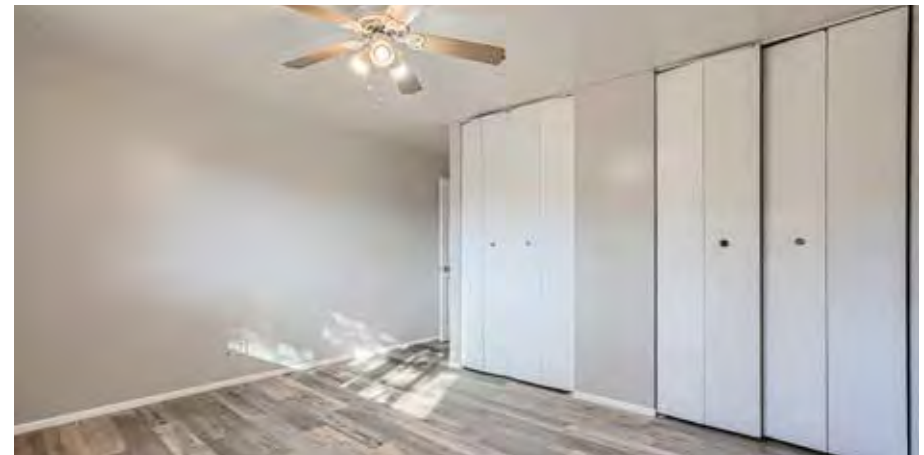
6700 Wadsworth Blvd, Arvada, CO 80003

Units:	26
Year Built:	1957
List Price:	\$6,675,000
Price/Unit:	\$256,731
Price/SF:	\$225.58
Building Type:	Brick
Building Size:	29,590 SF
Lot Size:	0.99 Acres
Roof:	Pitched
Heating:	Individual Furnaces
Parking:	36 Off-Street Parking
CAP Rate:	6.51%

Property Features

- 24/26 Units are 3 Bedroom Units
- 6.51% Current CAP Rate & 7.81% Proforma CAP Rate!
- Pro Forma Rents Already Being Achieved
- Recent Capital Improvements Include Newer: Roof, Gutters, Concrete Replacement and Several Newer Furnaces & Hot Water Heaters
- Huge Private Patios & Balconies
- Just 1.5 Miles From Olde Town Arvada & Light Rail Station
- Quick Access to Downtown and Mountains Via I-70
- Near Major Retail Centers/Jobs Including: Home Depot, Starbucks, Lowes & Costco

Interior Pictures



Exterior Pictures



FINANCIAL ANALYSIS



Rent Roll



Unit	Type	Rent
101	3Bd/1Ba	\$2,300
102	3Bd/1Ba	\$1,760
103	3Bd/1Ba	\$2,200
104	3Bd/1Ba	\$1,695
105	3Bd/1Ba	\$2,300
106	3Bd/1Ba	\$2,000
107	3Bd/1Ba	\$2,000
108	3Bd/1Ba	\$2,200
109	3Bd/1Ba	\$2,033
110	3Bd/1Ba	\$1,975
111	3Bd/1Ba	\$2,000
112	3Bd/1Ba	\$1,975
201	3Bd/1Ba	\$2,000
202	3Bd/1Ba	\$2,150
203	3Bd/1Ba	\$2,000
204	3Bd/1Ba	\$1,975
205	3Bd/1Ba	\$1,975
206	3Bd/1Ba	\$2,300
207	3Bd/1Ba	\$2,200
208	3Bd/1Ba	\$1,500
209	3Bd/1Ba	\$2,000
210	3Bd/1Ba	\$2,300
211	3Bd/1Ba	\$2,200
212	3Bd/1Ba	\$1,950
A	2Bd/1Ba	\$1,600
B	2Bd/1Ba	\$1,500
		\$52,088



Income & Expenses 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 Bath	2	900	\$1,550	\$3,100	\$1.72	\$1,600	\$3,200	\$1.78
3 Bed 1 Bath	24	1,100	\$2,041	\$48,988	\$1.86	\$2,300	\$55,200	\$2.09
TOTAL	26	28,200		\$52,088			\$58,400	

INCOME

		Current	Pro Forma
Gross Potential Rent		\$625,056	\$700,800
Other Income			
Utility Reimbursement	(Actual - Trailing 9 Months Annualized)	\$2,113	\$2,113
Late Fees/NSF	(Actual - Trailing 9 Months Annualized)	\$1,537	\$1,537
Tenant Repair Reimbursement	(Actual - Trailing 9 Months Annualized)	\$9,957	\$9,957
Laundry Income	(Estimated: \$10/Unit/Month)	\$3,120	\$3,120
Misc Income	(Actual - Trailing 9 Months Annualized)	\$541	\$541
Total Other Income		\$17,269	\$17,269
Gross Potential Income		\$642,325	\$718,069
Vacancy/Collection Loss	(Estimated) 5.00%	(\$32,116)	5.00% (\$35,903)
EFFECTIVE GROSS INCOME		\$610,209	\$682,166

EXPENSES

Taxes	(Actual - 2024)	\$36,834	\$36,834
Insurance	(Actual - 2024)	\$27,889	\$27,889
Gas & Electric	(Actual - 2024/ Estimated: \$100/Month)	\$0	\$1,200
Water & Sewer	(Actual - 2023)	\$20,350	\$20,350
Trash	(Actual - 2023)	\$7,895	\$7,895
Maintenance & Repairs	(Actual - 2023/ Estimated: \$850/Unit/Year)	\$40,905	\$22,100
Snow Removal/Landscaping	(Actual - 2023)	\$3,395	\$3,395
Management Fee	(Actual - 2023/ Estimated: 6%)	\$38,097	\$40,930
TOTAL EXPENSES		\$175,365	\$160,593
Expenses per Unit		\$6,745	\$6,177
Expenses per SF		\$6.22	\$5.69
% OF EGI		28.7%	23.5%
NET OPERATING INCOME		\$434,844	\$521,573

Pricing Summary



Investment Summary

Price:	\$6,675,000
Price/Unit:	\$256,731
Price/SF:	\$225.58
Current CAP Rate:	6.51%

Proposed Financing

Loan Amount:	70%	\$4,672,000
Down Payment:	30%	\$2,003,000
Interest Rate:		5.76%
Interest Only:		3 Years
Fixed Period		5 Years

Current

CASH FLOW INDICATORS

Net Operating Income		\$434,844
Debt Service		(\$269,107)
Net Cash Flow	8.27%	\$165,737
Principal Reduction		\$0
Total Return	8.27%	\$165,737

VALUE INDICATORS

CAP Rate		6.51%
Price Per Unit		\$256,731
Price Per Foot		\$225.58

Pro Forma

CASH FLOW INDICATORS

Net Operating Income		\$521,573
Debt Service		(\$269,107)
Net Cash Flow	12.60%	\$252,466
Principal Reduction		\$0
Total Return	12.60%	\$252,466

VALUE INDICATORS

CAP Rate		7.81%
Price Per Unit		\$256,731
Price Per Foot		\$225.58



Debt Quote



Freddie Mac SBL - Rate Buydown

6700 Wadsworth Boulevard
6700-6750 Wadsworth Boulevard
Arvada, CO 80003

October 23, 2024	Option 1	Option 2	Option 3
Loan Options:	SBL Fixed 5	SBL Fixed 5	SBL Fixed 7
Loan Amount	\$4,672,000	\$4,672,000	\$4,672,000
Amortization	360 Months	360 Months	360 Months
Interest Only Period	36 Months	36 Months	48 Months
Prepayment Type	Yield Maintenance	Stepdown	Yield Maintenance
Prepayment Terms	YM	32111	YM
Minimum DSCR	1.20	1.20	1.20
Maximum LTV	70.00%	70.00%	70.00%
DSCR as Underwritten	1.25	1.23	1.23
LTV as Underwritten	70.00%	70.00%	70.00%
Monthly Payments			
Principal & Interest	\$27,294	\$27,592	\$27,652
Interest Only	\$22,426	\$22,815	\$22,893
Interest Rate			
	5.76%	5.86%	5.88%
Rate Buydown Cost	\$93,440	\$93,440	\$93,440
Processing Fee	\$0	\$0	\$0
Third Party Reports	\$6,500	\$6,500	\$6,500
Origination Fees	\$46,720	\$46,720	\$46,720
Closing/Legal Costs	\$7,500	\$7,500	\$7,500
Total Due at Application	\$8,500	\$8,500	\$8,500
Estimated Total Cost	\$154,160	\$154,160	\$154,160

***This soft quote does not represent a legal and binding contract with the potential borrower.**

Indicative rates quoted are used solely as an example of current pricing. Its sole purpose is to inform the Borrower of current mortgage rates and fee information regarding the subject loan. An official application will follow if the borrower is interested in pursuing funding with Greystone Servicing Company LLC.



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COMPARABLE SALES



Comparable Sales

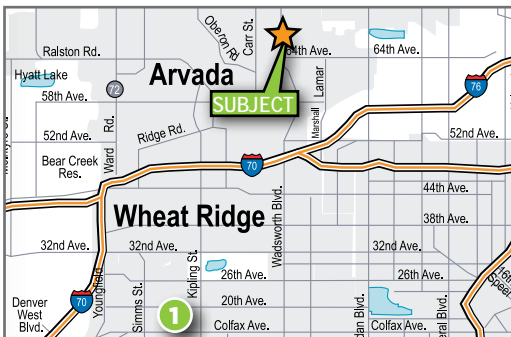


**1975 Oak Street
Denver, CO**



Number of Units:	42
Year Built:	1973
Sale Price:	\$10,050,000
Sale Date:	02/14/2024
Price/Unit:	\$239,286
Price/SF:	\$298.19

Unit Mix:	
14	1Bd/1Ba
24	2Bd/1Ba
4	3Bd/2Ba



**6465 W 38th Avenue
Wheat Ridge, CO**

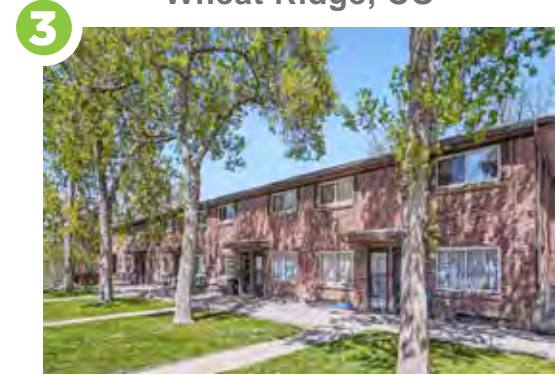


Number of Units:	24
Year Built:	1962
Sale Price:	\$5,300,000
Sale Date:	04/23/2024
Price/Unit:	\$220,833
Price/SF:	\$235.65

Unit Mix:	
7	1Bd/1Ba
17	2Bd/1Ba



**3730 Miller Court
Wheat Ridge, CO**



Number of Units:	9
Year Built:	1960
Sale Price:	\$2,390,000
Sale Date:	09/30/2024
Price/Unit:	\$265,556
Price/SF:	\$202.56

Unit Mix:	
9	3Bd/1.5Ba



LOCATION OVERVIEW



Location Overview



POPULATION

2 mile	57,590
5 mile	317,478
10 mile	1,100,281



HOUSEHOLDS

2 mile	23,561
5 mile	128,825
10 mile	461,352

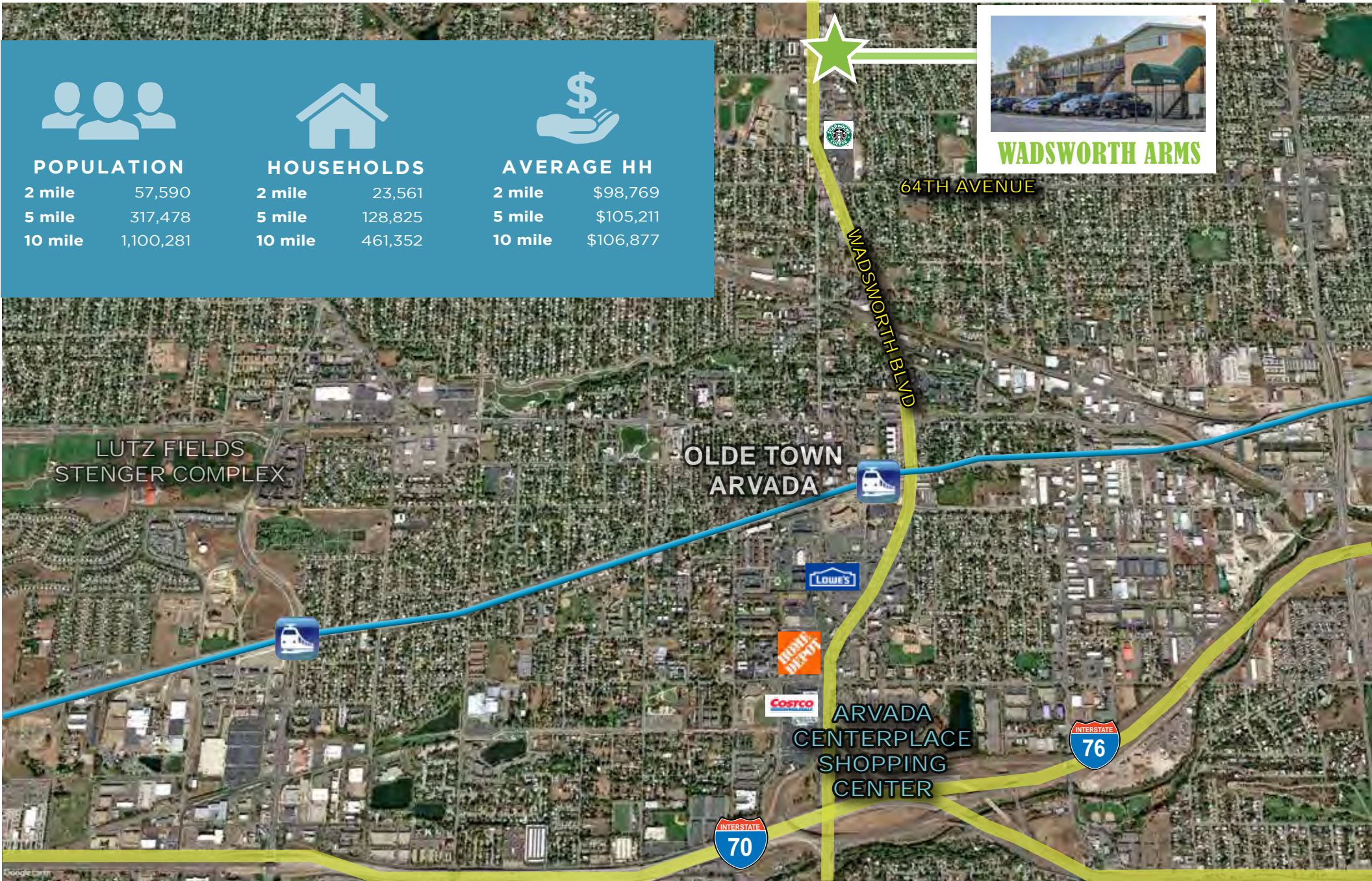


AVERAGE HH

2 mile	\$98,769
5 mile	\$105,211
10 mile	\$106,877



WADSWORTH ARMS



Location Overview

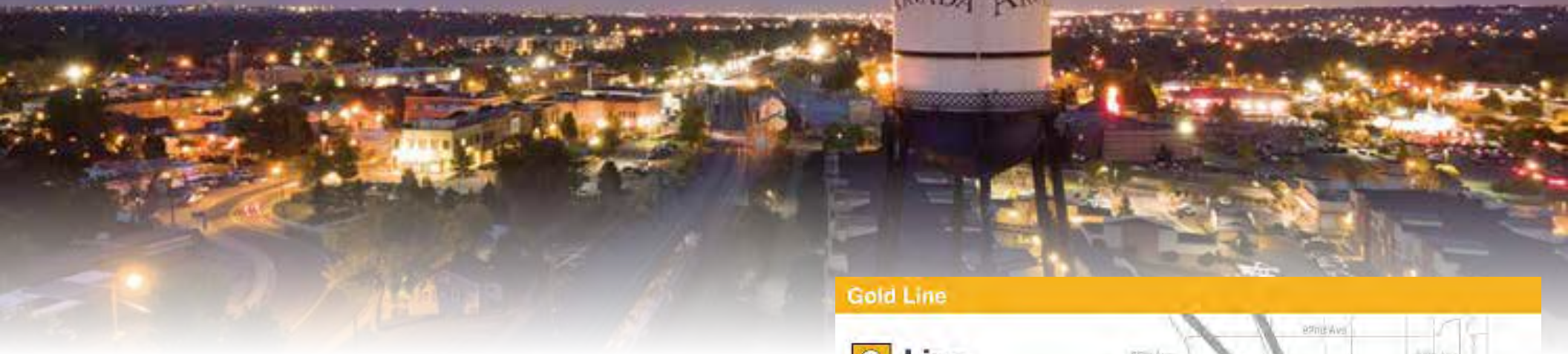


Located just 6 minutes from Wadsworth Arms, Olde Town Arvada is an outdoor destination with a unique variety of shops, boutiques, galleries, events, restaurants, breweries and a winery.



Olde Town is Arvada's downtown district, with a turn-of-the-century Main Street Americana ambiance. It is the heart and soul of Arvada and has become a destination for locals and visitors. Olde Town has something for everyone. After the discovery of gold, the town grew as railroad and trolley lines from Denver were built and agriculture thrived. Olde Town is listed on the National Register of Historic Places, and is both a vibrant and growing district and a historic gem.

Location Overview

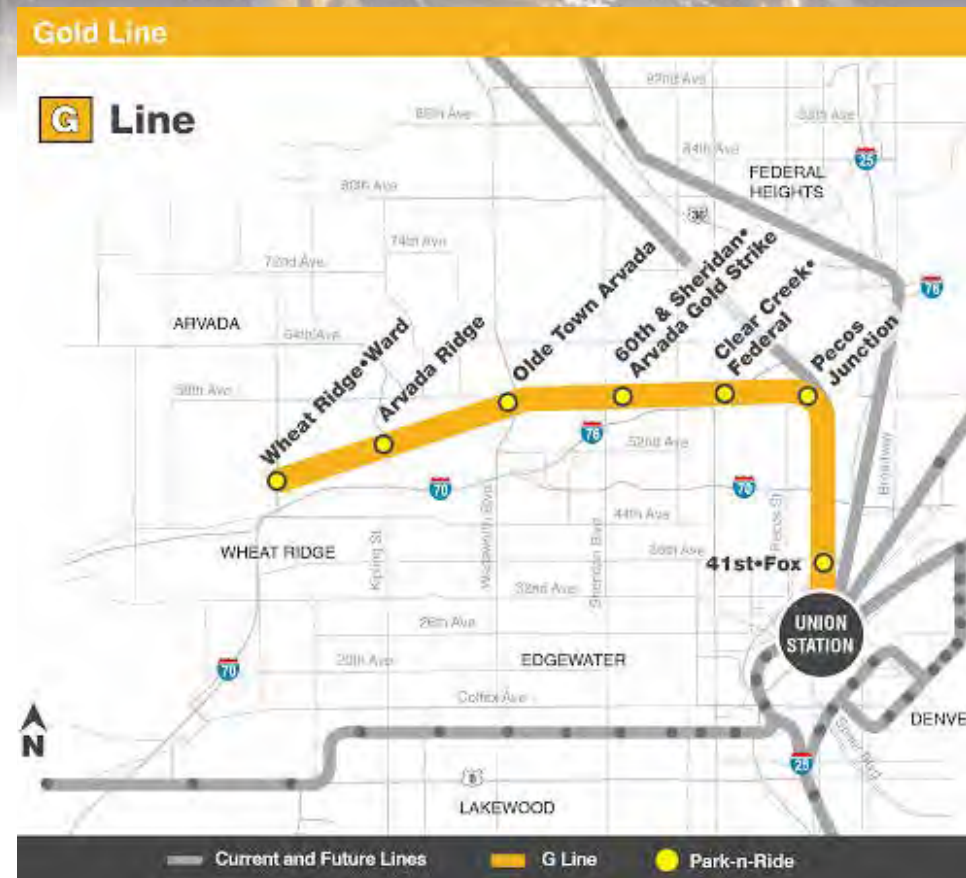


RTD TRANSPORTATION

The G Line, also known as the Gold Line during construction, is a Regional Transportation District (RTD) electric commuter rail line between Denver Union Station and Wheat Ridge, Colorado. The line opened in mid-2019.

GOLD LINE

The Gold Line is an 11.2-mile electric commuter rail transit line that connects Union Station to Wheat Ridge, passing through northwest Denver, Adams County, and Arvada. Three of its eight stations are located in Arvada: Arvada Ridge, Olde Town Arvada, and 60th & Sheridan. It runs on a railroad right-of-way north sharing track with the B Line until Pecos Junction station after which the two routes diverge. The G Line continues west to its terminus in Wheat Ridge.



Location Overview



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 you, as a potential buyer/investor, should perform your own independent examination and inspection of the property located at 6700 Wadsworth Blvd in Arvada, 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

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