

N 3 2 A P A R T M E N T S

5532 NEWLAND WAY | ARVADA, COLORADO 80002



CONFIDENTIAL OFFERING MEMORANDUM



INVESTMENT CONTACTS:

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N32 APARTMENTS

5532 NEWLAND WAY

ARVADA | CO 80002

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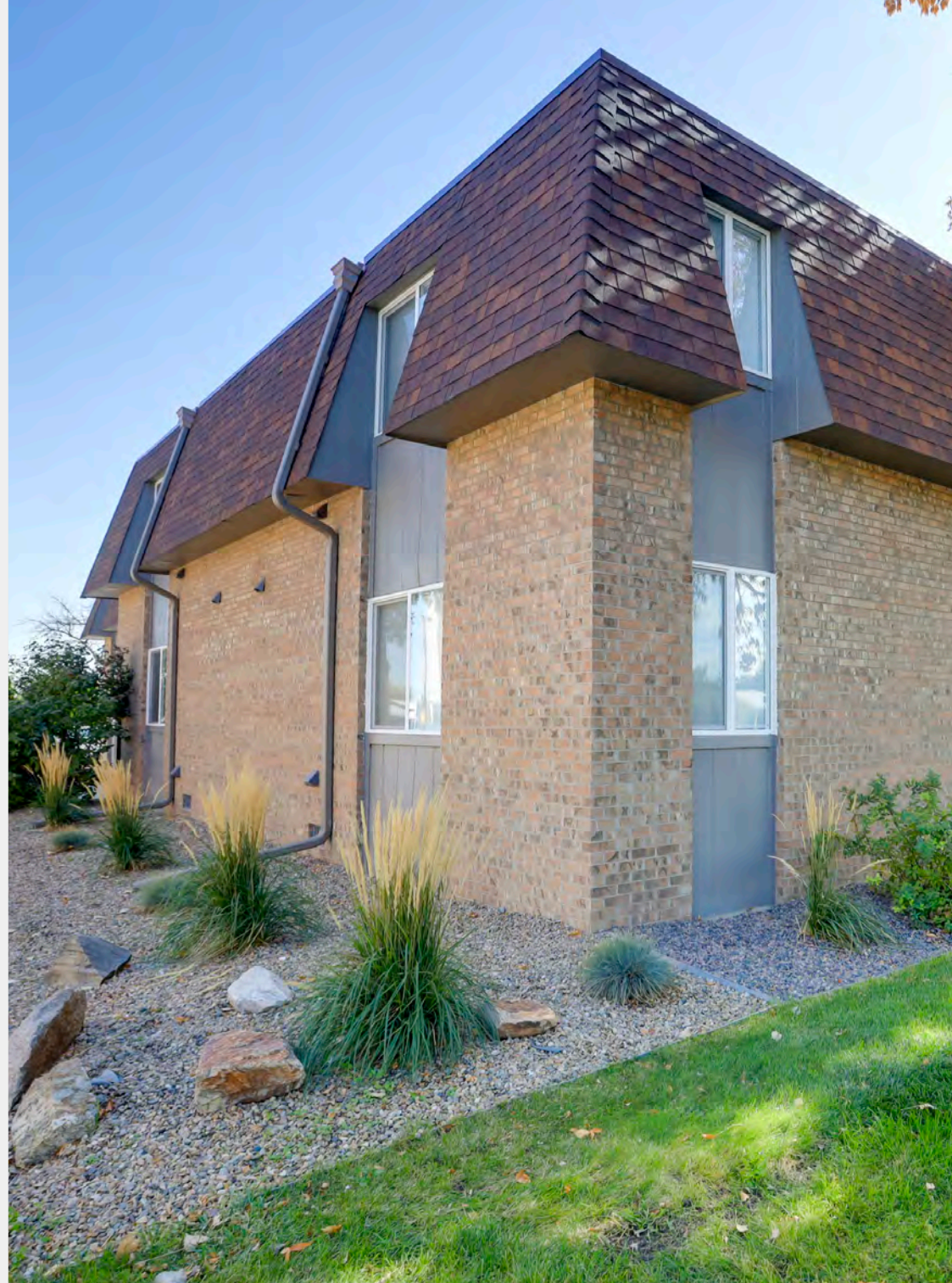
EXECUTIVE SUMMARY

The Knowlton Lawson Team is excited to present the exclusive opportunity to acquire N32 Apartments, a fully renovated 14-unit apartment complex located just blocks from Olde Town in Arvada, CO. This turnkey property offers premium rental income, thanks to its modernized units and prime location. Residents enjoy a perfect balance of urban convenience and small-town charm, with easy access to big-box retailers like Costco, Sam's Club, Home Depot, and Lowes, while also being steps away from the historic character of Olde Town.

The property's proximity to the G line light rail station and I-70 ensures seamless commutes to Downtown Denver, Denver International Airport, and the Colorado mountains, further enhancing its appeal. The pet-friendly, professionally managed community boasts updated units, a beautifully landscaped courtyard with new stairways, 28 on-site parking spaces, and sits on an oversized lot with potential for additional parking or covered garages. This rare, turnkey investment opportunity combines strong, stable cash flow with significant long-term appreciation upside in one of the most desirable neighborhoods in Arvada

OFFERING SUMMARY

Price:	\$3,640,000
Down Payment:	\$1,618,000
Price/Unit:	\$260,000
Price/SF:	\$390
Current Cap Rate:	5.30%
Proforma Cap Rate:	5.60%





PROPERTY OVERVIEW



PROPERTY SUMMARY



PROPERTY DETAILS

Address	5532 Newland Way Arvada, CO
Number of Units	14
Building Type	Low-Rise Multifamily
Building Size	9,310 SF
Lot Size	24,437 SF
Parking	28
Zoning	R-24
Year Built	1971/2024

PROPERTY HIGHLIGHTS

- **Turnkey, Fully Renovated Property:** All 14 units have been modernized, offering premium rental income potential from day one with minimal initial investment required.
- **Prime Location in Arvada:** Just blocks from Olde Town Arvada, residents enjoy easy access to big-box stores like Costco and Sam's Club, while also being within walking distance of historic Olde Town's charm and attractions.
- **Convenient Transit Access:** Located near the G line light rail station and I-70, providing seamless connectivity to Downtown Denver, Denver International Airport, and Colorado's mountain resorts.
- **Professionally Managed, Pet-Friendly Community:** Well-maintained and fully updated units with a beautifully landscaped courtyard, enhancing the quality of life for tenants.
- **Ample On-Site Parking & Development Potential:** The property features 28 parking spaces on an oversized lot with the possibility of adding more parking or covered garage spaces, adding future value to the investment

FEATURES AND AMMENITIES



APARTMENT FEATURES

- In-Unit Washer/Dryer
- New Windows
- New Kitchens/Bathrooms
- New LVP Flooring
- High-Speed Internet Access
- In-Wall Air Conditioning
- Hot Water Baseboard Heating
- Ceiling Fans
- Smoke-Free
- Cable Ready
- Tub/Shower
- Disposal
- Oven/Range
- Refrigerator
- Window Coverings
- Microwave
- Dishwasher



COMMUNITY AMENITIES

- Pet-Friendly
- Additional Laundry Facilities
- Large Lot with potential for additional covered/garage parking
- Courtyard
- 28 On-Site Parking (10 paved/striped)
- Quiet Non-Through Street
- 24-hr Emergency Maintenance
- New Stair Treads
- New Boiler/Hot Water Heaters - 2022
- New Roof - 2018

CAPITAL IMPROVEMENTS

INTERIOR

- Full cosmetic renovations
- LVT flooring throughout
- New wall texture & paint
- Tile showers & backsplashes
- New cabinets and baseboards
- New appliances & countertops
- New plumbing fixtures
- New electrical fixtures
- New hardware and lighting

EXTERIOR

- All new windows
- New landscaping
- New property lighting
- New exterior paint
- New unit numbers
- New stair treads



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS

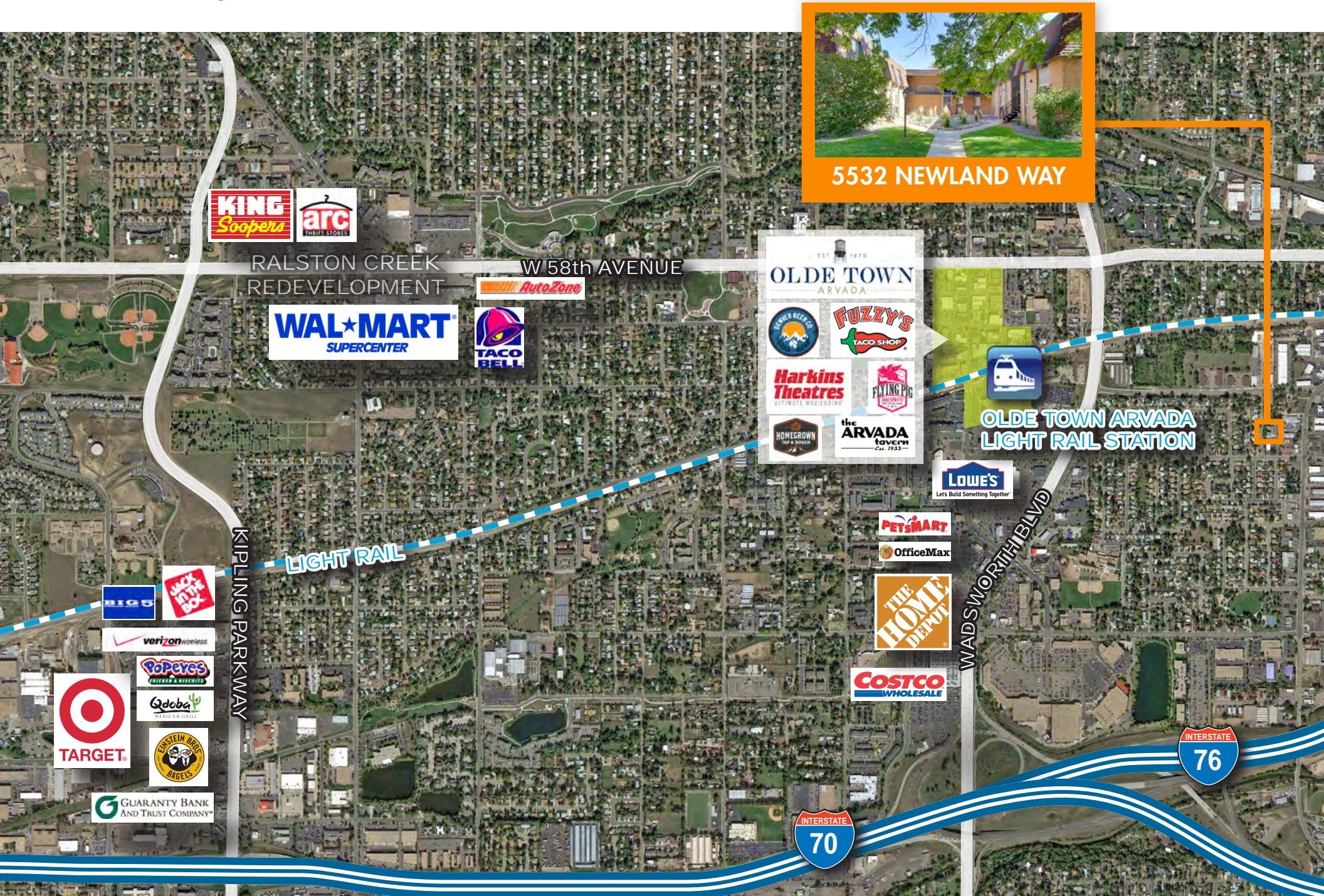




AREA OVERVIEW

[KNOWLTON
LAWSON
TEAM]

AREA OVERVIEW



5532 NEWLAND WAY



RALSTON CREEK REDEVELOPMENT

W 58th AVENUE



OLDE TOWN ARVADA LIGHT RAIL STATION



WADSWORTH BLVD



KIPLING PARKWAY

LIGHT RAIL





ARVADA

Arvada is currently experiencing a time of extensive redevelopment and rapid growth. The comprehensive plan for the city includes over 20 major projects, including a 9-acre TOD Site providing a large influx of retail, commercial, and multi-family projects through 2020. In total, the City of Arvada is slated to deliver over 8,000 residential units and another 1,200 units are in for review for permitting. Due to the rapid growth of Denver, Arvada presents an attractive and affordable suburb.

MOST POPULOUS CITY IN COLORADO

#7

115,320 RESIDENTS U.S. CENSUS BUREAU

TOTAL VALUE IN 5 BLOCK AREA

\$227M

PROJECTS SPURRED BY LIGHT RAIL STOP

QUALITY OF LIFE

Arvada's land encompasses nearly 40 square miles, many of which are dedicated to an extraordinary trail system which links the Denver trails on the east and the foothills of the Rocky Mountains to the west. Additionally, there are thousands of acres of parks and open spaces. The city is also easily connected to the larger metropolitan area via three proximate interstate highways. Arvada will soon have three transit stops along the Gold Line commuter rail line, part of the metropolitan FasTracks light rail system.

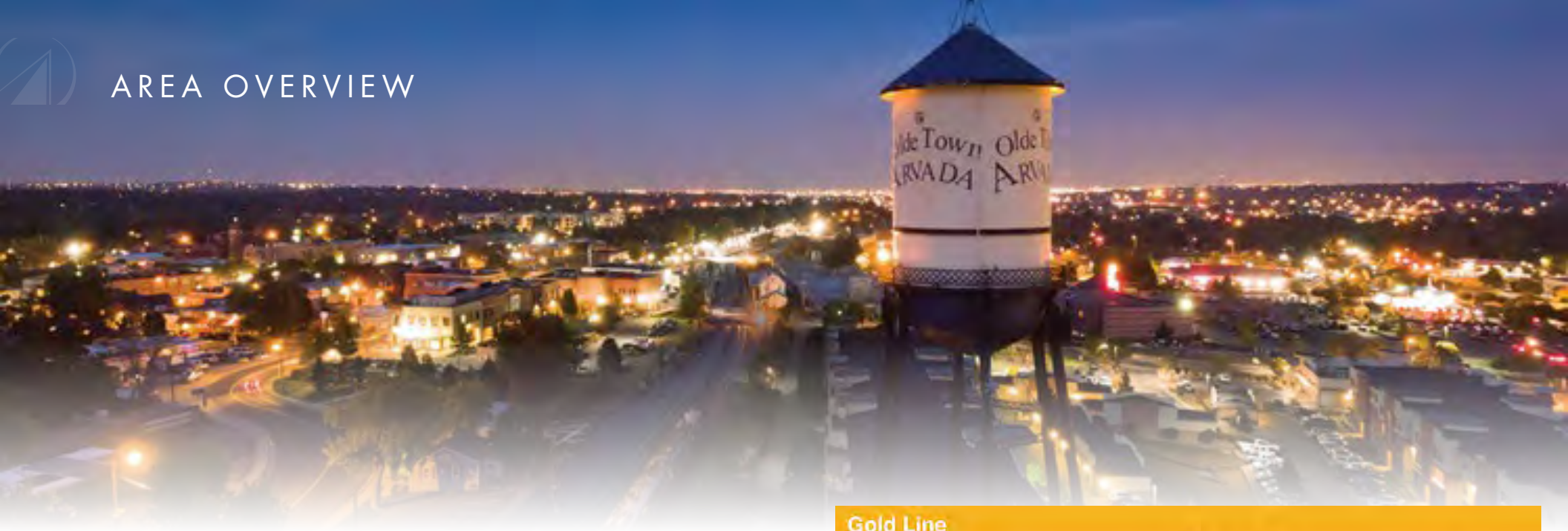
BUSINESS

Arvada is known for its award winning business retention program. The Arvada Economic Development Association (AEDA) facilitates business growth by offering a variety of financial assistance and tax credits for businesses in targeted industries. These programs allow businesses to start, expand, renovate, or relocate in Arvada.

WORKFORCE

Residents and businesses have easy access to resources and an incredible workforce coming from world-class research institutions including the University of Colorado and Colorado School of Mines. In addition, the Arvada campus of Red Rocks Community College provides training assistance to meet employer needs. As a result, Jefferson County has the second-lowest unemployment rate in the nation as of September 2019 at three percent.

AREA OVERVIEW



RTD G LINE

RTD TRANSPORTATION

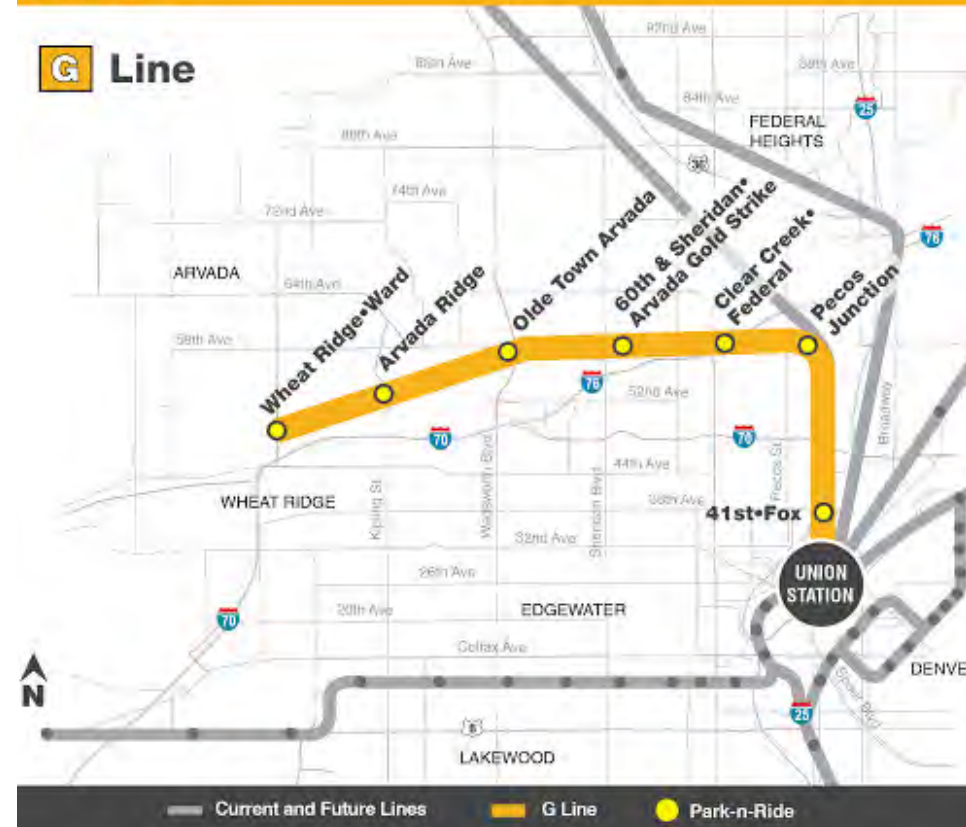
The G Line, also known as the Gold Line during construction, is a Regional Transportation District (RTD) electric commuter rail line between Denver Union Station and Wheat Ridge, Colorado. The line opened in mid-2019.

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.

Gold Line

G Line





FINANCIAL ANALYSIS

FINANCIAL ANALYSIS

# of Units	Unit Mix	Estimated SF	Average Rent/ Unit Actual	Rent/SF Actual	Average Rent/ Unit Proforma	Rent/SF Proforma	Gross Income Actual	Gross Income Proforma
12	1Br/1Ba	625	\$1,553	\$2.49	\$1,645	\$2.63	\$223,680	\$236,880
2	1Br - Den/1Ba	725	\$1,645	\$2.27	\$1,665	\$2.30	\$39,480	\$39,960
14								

INCOME							Current	Pro Forma
Gross Rental Income							\$263,160	\$276,840
Vacancy Allowance					5%	5%	\$(13,158)	\$(13,842)
EFFECTIVE GROSS INCOME							\$250,002	\$262,998
Other Income								
Pet Rent :							\$2,100	\$2,100
RUBS:							\$15,120	\$15,960
Misc/Admin/Other Fees:							\$4,091	\$2,520
GROSS OPERATING INCOME							\$271,313	\$283,578
EXPENSES								
Property Tax (2023 actual):							\$16,216	\$16,216
Property Insurance (actual):							\$10,903	\$10,903
G&E (actual):							\$6,738	\$6,738
Water & Sewer (actual):							\$7,406	\$7,406
Trash (actual):							\$4,295	\$4,295
Repairs & Maintenance (est at \$850/u/yr):							\$14,000	\$14,000
Management (actual):							\$16,279	\$17,015
Administrative/Misc(est \$200/u/yr):							\$2,800	\$2,800
TOTAL EXPENSES							\$78,637	\$79,373
Expenses per Unit							\$5,617	\$5,669
% OF EGI							29.0%	28.0%
NET OPERATING INCOME							\$192,676	\$204,205

PRICING ANALYSIS

INVESTMENT SUMMARY

Price:	\$3,640,000
Price/Unit:	\$260,000
Price/SF:	\$390.98
Current Cap Rate:	5.30%

PROPOSED FINANCING

Loan Amount:	\$2,022,000
Down Payment:	\$1,618,000
Interest:	5.37%
Loan Type:	Interest Only

CURRENT

CASH FLOW INDICATORS

Net Operating Income	\$192,676
Debt Service	\$(104,832)
Net Cash Flow	\$87,844
Principal Reduction	\$0
Total Return	5.70%

VALUE INDICATORS

CAP Rate	5.30%
Price/Unit	\$260,000
Price/SF	\$390.98
Cash-on-Cash	5.70%

PROFORMA

CASH FLOW INDICATORS

Net Operating Income	\$204,205
Debt Service	\$(104,832)
Net Cash Flow	\$99,373
Principal Reduction	\$0
Total Return	6.00%

VALUE INDICATORS

CAP Rate	5.60%
Price/Unit	\$260,000
Price/SF	\$390.98
Cash-on-Cash	6.00%



DISCLOSER

This confidential Offering Memorandum (OM), 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 described herein as 5532 Newland Way, located in Arvada, CO (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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\$6.37B
TOTAL SALES VOLUME

2006
ESTABLISHED

3,451+
TOTAL TRANSACTIONS

**DENVER
BUSINESS JOURNAL**
HEAVY HITTERS

 CoStar Group
POWER BROKER FOR TOP SALES


DMCAR
BROKER OF THE YEAR

THE DENVER POST
TOP 100 WORKPLACES

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