

JOHNSTOWN MANOR APARTMENTS

201 E SOUTH 1ST STREET | JOHNSTOWN, CO 80534



CONFIDENTIAL OFFERING MEMORANDUM



INVESTMENT CONTACTS:
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PROPERTY INFORMATION

EXECUTIVE SUMMARY

PROPERTY DETAILS

Sale Price:	\$2,400,000
Building Size:	13,144 SF
Lot Size:	26,000 SF
Number of Units:	13
Price / SF:	\$182.59
Year Built:	1920

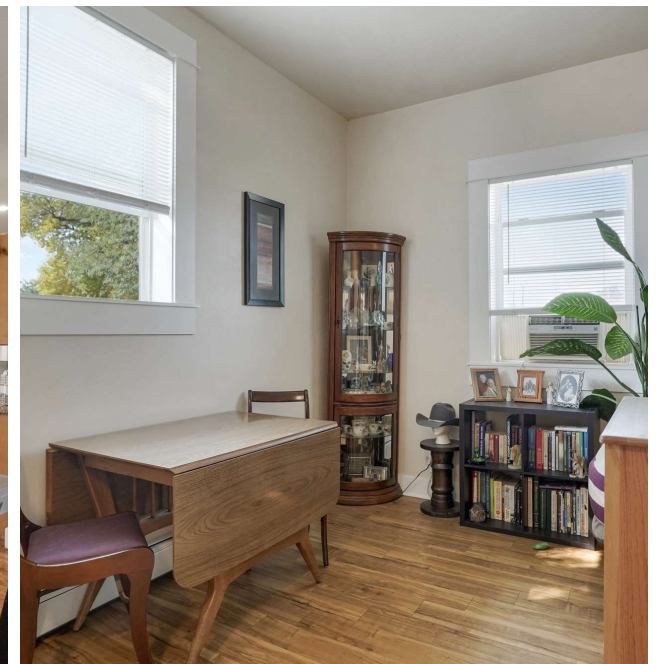
PROPERTY OVERVIEW

201 E. South 1st Street is a 13-unit apartment building located in Johnstown, CO. These units feature a unique mix consisting of (4) 1Br/1Ba units, (6) 2Br/1Ba units, and (3) 3Br/1Ba units.

This turn-key investment is in excellent condition and requires little to no capital injection. Current ownership has updated the majority of the electrical panels in the units, installed a new roof and gutters (2017), and recently installed a new boiler. With a history of strong occupancy rates and stable rental income, the property is poised to continue generating consistent cash flow.

PROPERTY HIGHLIGHTS

- Turn-Key Asset with 12 out of 13 units fully renovated
- Updated Windows, Two New High-Efficiency Boilers with Water Storage Tanks (2021), New Exterior Paint (2023) and Landscaping (2024)
- 13 Surface Parking Spots
- In the Heart of Downtown Johnstown with the Ability to Walk to Numerous Restaurant and Retail Stores
- Large Storage Units in Basement that Currently Provide Additional Income



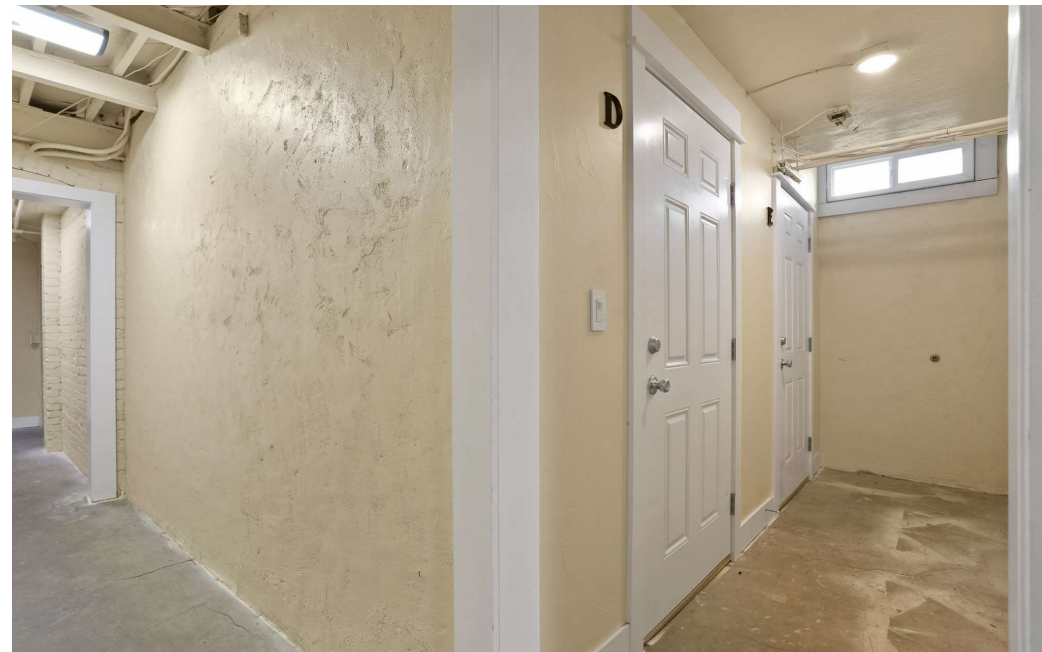
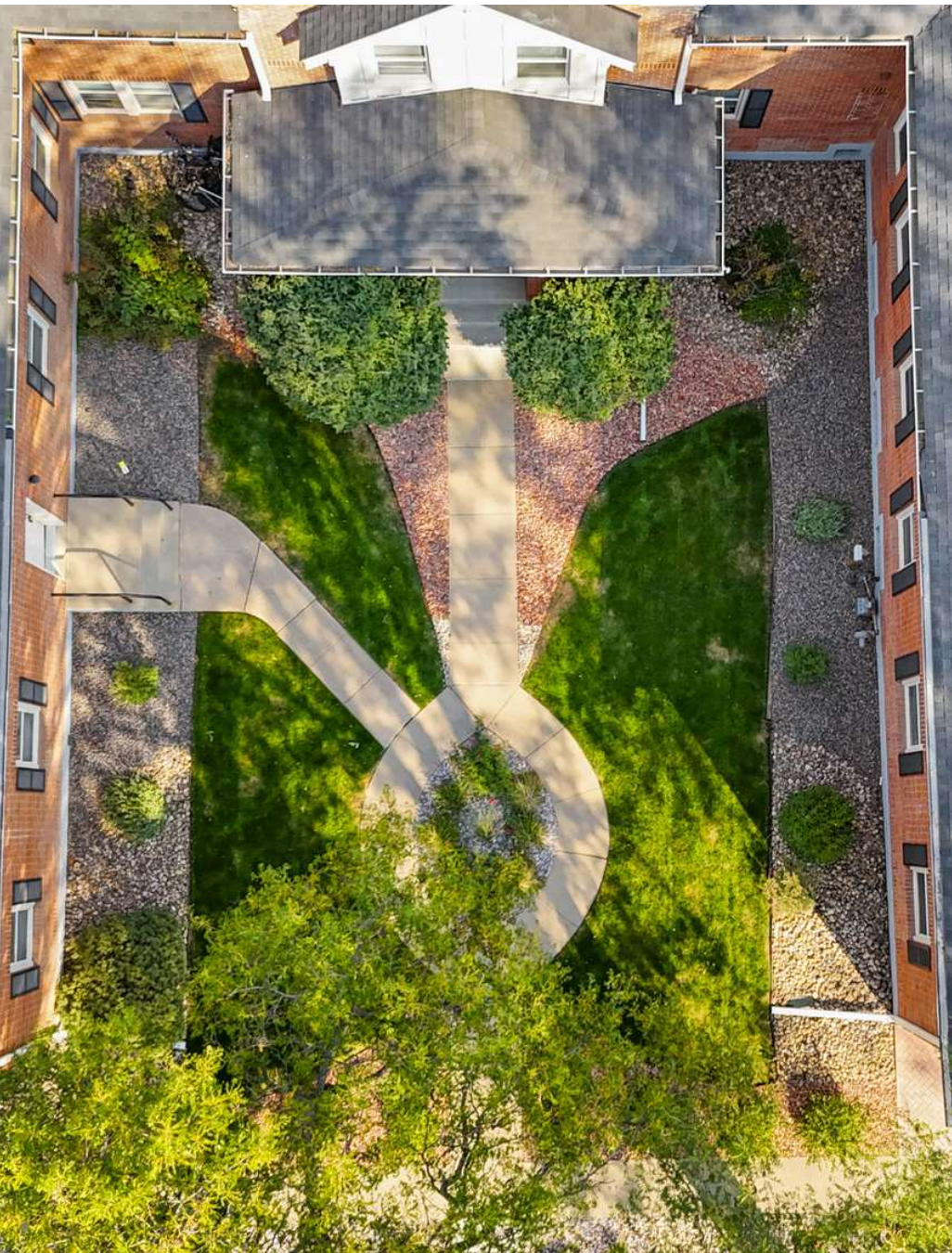
PROPERTY PHOTOS



201 E. SOUTH 1ST STREET, JOHNSTOWN, CO 80534



PROPERTY PHOTOS





LOCATION INFORMATION

LOCATION OVERVIEW



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,464	5,839	8,227
Total Population	4,092	17,386	24,843
Average HH Income	\$104,640	\$122,603	\$131,089

Map data ©2024 Google Imagery ©2024 Airbus, Maxar Technologies

AREA OVERVIEW



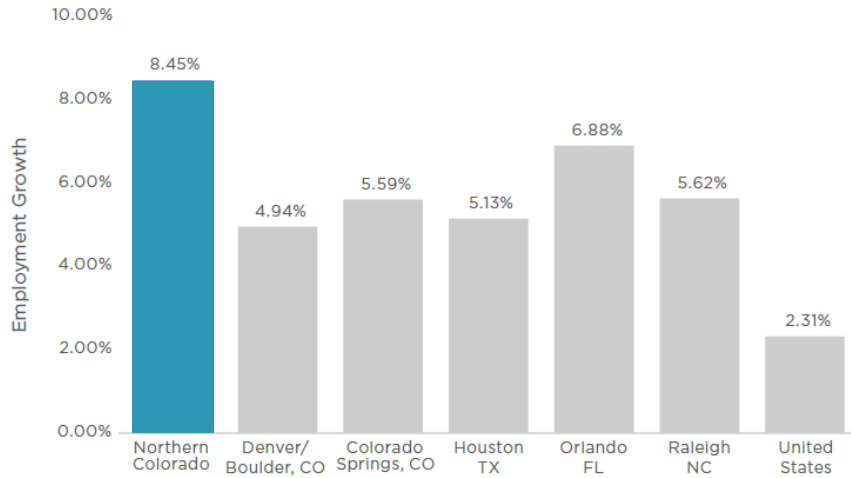
LEADER IN ECONOMIC GROWTH

Northern Colorado is currently home to over 378,600 jobs. Employment growth in the region is projected to be 265% higher than the national average (8.45% vs. 2.31%) between 2024 and 2029, outpacing all other major Colorado metro areas and many fast-growing metros in the U.S.

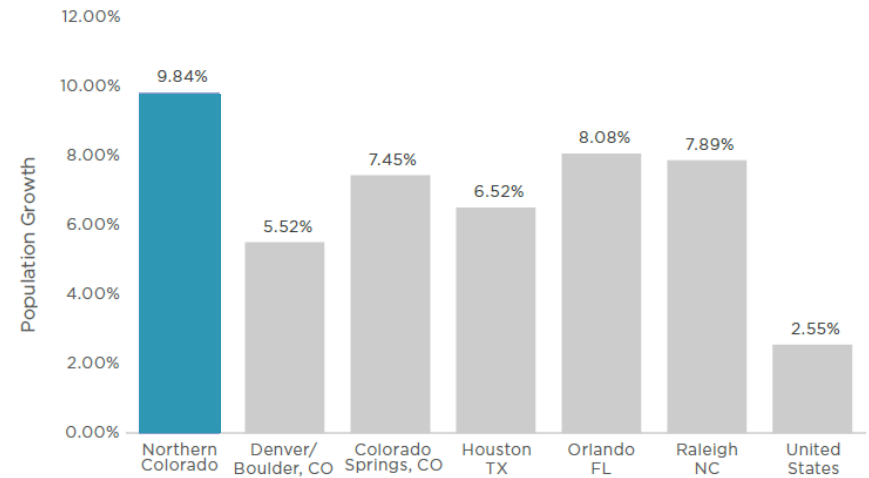
FASTEST GROWING POPULATION

One of the fastest-growing metros in the U.S., Northern Colorado's current population of 741,100 is forecasted to add nearly 73,000 residents in the next five years, at a growth rate that is nearly triple than the national average.

NORTHERN COLORADO EMPLOYMENT GROWTH PROJECTIONS 2024-2029



NORTHERN COLORADO POPULATION GROWTH PROJECTIONS 2024-2029



Source: Colorado State Demography Office; Moody's Analytics

AREA OVERVIEW

AT THE CENTER OF R&D AND INNOVATION

The fusion of innovative manufacturing, high-tech firms, an educated population, business incubators, extensive research facilities, and a leading research university positions Northern Colorado as one of the nation's most entrepreneurial and innovative regions.



COLORADO STATE UNIVERSITY Colorado State University (CSU) is leading research university with a focus on critical fields like vector-borne infectious disease, veterinary medicine, atmospheric science, clean energy technologies, and environmental science. CSU attracts over \$300 million in research funding annually, driving a range of cutting-edge research, innovation, and technological development within the community. Its Research Innovation Center supports accelerated development of vaccines and therapeutics by co-locating researchers and private sector companies.



CSU STRATA CSU STRATA is a private, nonprofit corporation that supports and serve the campuses and affiliates of the Colorado State University (CSU) system through intellectual property management and technology transfer services, special project oversight, and project development services. Its Lab to Life Studio is a collaboration with CSU that builds sustainable, growth-oriented startups from CSU research. The venture brings CSU inventions from lab to life, acting as a hands-on incubator for top inventions from the university.



FEDERAL R&D FACILITIES Notable federal government presence includes the National Seed Storage Laboratory, U.S. Forest Service Visitor Center for the Arapaho and Roosevelt National Forest, Natural Resources Research Center, Agricultural Research Service, National Wildlife Research Center, National Institute of Standards and Technology, and the State Division of Wildlife.



INNOSPHERE VENTURES Innosphere Ventures accelerates the success of founders building technology and science-based companies through its incubation programs, office and specialized wet laboratory facilities, and venture capital funds. Innosphere's incubation programs support the commercialization efforts of entrepreneurs, technical founders and university researchers who are launching and scaling high-tech startups.



HEWLETT PACKARD ENTERPRISE 5G LAB Located in Fort Collins, Hewlett Packard Enterprise's 5G Lab is a test and development environment where telcos and partners can validate and integrate 5G network solution by getting hands-on experience with the latest 5G innovations in a live test environment. The HPE 5G Lab has already gained support from key industry leaders including Affirmed Networks, Casa Systems, Intel, JMA Wireless, Metaswitch, Nokia, Openet and Red Hat.

COLORADO RESEARCH INSTITUTE PRODUCES

20

NEW BIOSCIENCE BUSINESSES EACH YEAR

COLORADO HIGHEST CONCENTRATION

3RD

HIGH-TECH WORKERS IN THE US

CSU RESEARCH EXPENDITURES

\$498.1M

IN 2023

AREA OVERVIEW

UCHEALTH MEDICAL CENTER OF THE ROCKIES is a 193-bed regional medical center specializing in heart and trauma care with over 4,000 employees and was ranked the #2 best hospital in Colorado by U.S. News & World Report in 2024. The campus broke ground in December 2023 on a \$280 million expansion that includes:

- Five-story tower that will house surgical intensive care, progressive care, and trauma surgical units. The tower will also house a radiation oncology department that will feature high-dose radiation therapy, which patients currently travel to metro Denver to receive, and a linear accelerator.
- Cancer center with gynecological oncology clinic, medical oncology clinic, and infusion center.
- Emergency department expansion to include 22 new patient care rooms and a new entrance.
- New cardiac catheterization, cardiac device, structural heart, and vascular labs.
- Expanded imaging services and an interventional radiology suite



uhealth



UCHEALTH POUFRE VALLEY HOSPITAL is a 300-bed hospital offering a wide array of treatments, surgeries, and diagnostic tests. The hospital employs over 2,000 staff and is currently undergoing a \$76.5 million renovation and expansion, which includes:

- Outpatient surgery center (completed)
- Heart and vascular center and testing spaces (completed)
- Pediatric & neurological units (completed)
- Endoscopy suite (completed)
- Heart and vascular center waiting rooms (completion in 2024)
- Labor and delivery birthing center (completion in 2024)
- Orthopedic unit (completion in 2024)
- Women's care unit (completion in 2024)
- In-patient behavioral health unit (completion in 2024)



FINANCIAL ANALYSIS

FINANCIAL SUMMARY

# 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		
1	1/1 Small	367	\$930	\$2.53	\$1,150	\$3.13	\$11,160	\$13,800		
3	1/1	687	\$1,117	\$1.62	\$1,250	\$1.82	\$40,200	\$45,000		
6	2/1	775	\$1,357	\$1.75	\$1,450	\$1.87	\$97,680	\$104,400		
3	3/1	1094	\$1,482	\$1.35	\$1,700	\$1.55	\$53,340	\$61,200		
13										
INCOME							Current	Pro Forma		
Gross Rental Income							\$202,380	\$224,400		
Vacancy Allowance							5.0%	5.0%	\$(10,119)	\$(11,220)
EFFECTIVE GROSS INCOME							\$192,261	\$213,180		
Other Income										
Laundry/Vending:							\$1,960	\$1,960		
RUBS:							\$22,013	\$22,013		
Storage:							\$1,773	\$1,773		
Misc:							\$5,649	\$5,649		
GROSS OPERATING INCOME							\$223,656	\$244,575		
EXPENSES										
Property Tax (2023):							\$11,348	\$11,348		
Property Insurance (Current):							\$13,695	\$11,875		
Utilities (Actual):							\$26,873	\$26,873		
Management (Actual):							\$15,295	\$17,120		
Repairs & Maintenance (Estimated at \$1,250/Unit):							\$16,250	\$16,250		
Misc/Admin (Estimated at \$250/Unit) :							\$3,250	\$3,250		
Total Expenses:							\$86,711	\$86,716		
NET OPERATING INCOME							\$136,945	\$157,859		

EXECUTIVE SUMMARY

INVESTMENT SUMMARY

Price	\$2,400,000
Down Payment	\$960,000
Price/SF	\$184,615
Price/Unit	\$182.59
CAP Rate	5.71%

PROPOSED FINANCING

Loan Amount	\$1,440,000
Loan Type	Interest Only
Interest Rate	5.84%
Amortization	30

CURRENT

Net Operating Income	\$136,945
Debt Services	\$(84,096)
Before Tax Cash Flow	\$52,849
Principal Reduction	\$-
Total Return	6.80%

VALUE INDICATORS

Cap Rate	5.71%
Price/Unit	\$184,615
Price/SF	\$182.59

PROFORMA

Net Operating Income	\$157,859
Debt Services	\$(84,096)
Before Tax Cash Flow	\$73,763
Principal Reduction	\$-
Total Return	7.70%

VALUE INDICATORS

Cap Rate	6.58%
Price/Unit	\$184,615
Price/SF	\$182.59



DISCLAIMER

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 201 E. South 1st Street, located in Johnstown, 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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