

1853-1865 W MOSIER PLACE

DENVER, CO 80223

INI THE NEWELL TEAM



Confidential Offering Memorandum

PINNACLE
REAL ESTATE ADVISORS

1853-1865 W Mosier Place

Denver, CO 80223

 **NEWELL TEAM**

Connor Knutson

Vice President

303-962-9567

CKnutson@PinnacleREA.com

Josh Newell

Owner/Principal

303-962-9559

JNewell@PinnacleREA.com

Annie Joseph

Transaction Manager

720-638-5415

AJoseph@PinnacleREA.com

Table of Contents

Executive Summary

Financial Analysis

Sales Comparables

Location Overview



One Broadway, Suite A300

Denver, Colorado 80203

303.962.9555

www.PinnacleREA.com

EXECUTIVE SUMMARY



1853-1865 W Mosier Place

Denver, CO 80223

Units:	7
Year Built:	1954
List Price:	\$1,050,000
Price/Unit:	\$150,000
Price/SF:	\$205.36
Building Type:	Brick
Building Size:	5,113 SF
Lot Size:	0.20 Acres
Roof:	Pitched
Heating:	Forced Air & Electric Baseboard
Parking:	(8) Off-Street Spaces
Current CAP Rate:	6.10%
Total Return:	6.34%

Property Features

- Great Unit Mix of (3) 1Bed/1Bath Units and (4) 2Bed/1Bath Townhome Style Units
- Updated Roof, Electrical Panels, Furnaces & Water Heaters
- One Mile to Gates Redevelopment
- Easy Access to Santa Fe, Interstate 25, Federal Boulevard and US Hwy 6
- Short Drive to Downtown Denver
- Walk to Restaurants, Retail, Places of Employment & Public Transportation
- 1.4 Miles from Site of New Denver NWSL Women's Soccer Stadium (Opening 2028)

Exterior Photos



Interior Photos



FINANCIAL ANALYSIS



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
1 Bed 1 Bath	3	550	\$1,027	\$3,080	\$1.87	\$1,125	\$3,375	\$2.05
2 Bed 1 Bath TH	4	830	\$1,308	\$5,230	\$1.58	\$1,325	\$5,300	\$1.60
TOTAL	7	4,970		\$8,310			\$8,675	

INCOME		Current	Pro Forma
Gross Potential Rent		\$99,714	\$104,100
Other Income			
Utility Reimbursement	(Actual - Trailing 12 Months)	\$4,858	\$4,858
Late Fees/NSF	(Actual - Trailing 12 Months)	\$101	\$101
Application/Admin Income	(Actual - Trailing 12 Months)	\$146	\$146
Miscellaneous Income	(Actual - Trailing 12 Months)	\$3,567	\$3,567
Total Other Income		\$8,672	\$8,672
Gross Potential Income		\$108,386	\$112,772
Vacancy/Collection Loss	(Estimated)	5.00% (\$5,419)	5.00% (\$5,639)
EFFECTIVE GROSS INCOME		\$102,967	\$107,133

EXPENSES		Current	Pro Forma
Taxes	(Actual - 2025/ Actual - 2026)	\$6,079	\$6,203
Insurance	(Actual - 2026)	\$5,002	\$5,002
Gas & Electric	(Actual - Trailing 12 Months)	\$5,466	\$5,466
Water & Sewer	(Actual - Trailing 12 Months)	\$3,065	\$3,065
Trash	(Quote: Waste Management)	\$1,152	\$1,152
Maintenance & Repairs	(Estimated: \$850/Unit/Year)	\$5,950	\$5,950
Snow Removal/Landscaping	(Actual - Trailing 12 Months)	\$901	\$901
Management Fee	(Estimated: 7%)	\$7,208	\$7,499
Legal & Professional	(Actual - Trailing 12 Months)	\$3,253	\$3,253
Advertising	(Actual - Trailing 12 Months)	\$857	\$857
TOTAL EXPENSES		\$38,933	\$39,348
Expenses per Unit		\$5,562	\$5,621
Expenses per SF		\$7.83	\$7.92
% OF EGI		37.8%	36.7%
NET OPERATING INCOME		\$64,034	\$67,785

Pricing Summary



Investment Summary

Price:	\$1,050,000
Price/Unit:	\$150,000
Price/SF:	\$205.36
Current CAP Rate:	6.10%

Proposed Financing

Loan Amount:	65%	\$682,500
Down Payment:	35%	\$367,500
Interest:	6.00%	
Amortization:	30 Years	

Current

CASH FLOW INDICATORS

Net Operating Income		\$64,034
Debt Service		(\$49,103)
Net Cash Flow	4.06%	\$14,931
Principal Reduction		\$8,381
Total Return	6.34%	\$23,312

VALUE INDICATORS

CAP Rate	6.10%
Price Per Unit	\$150,000
Price Per Foot	\$205.36

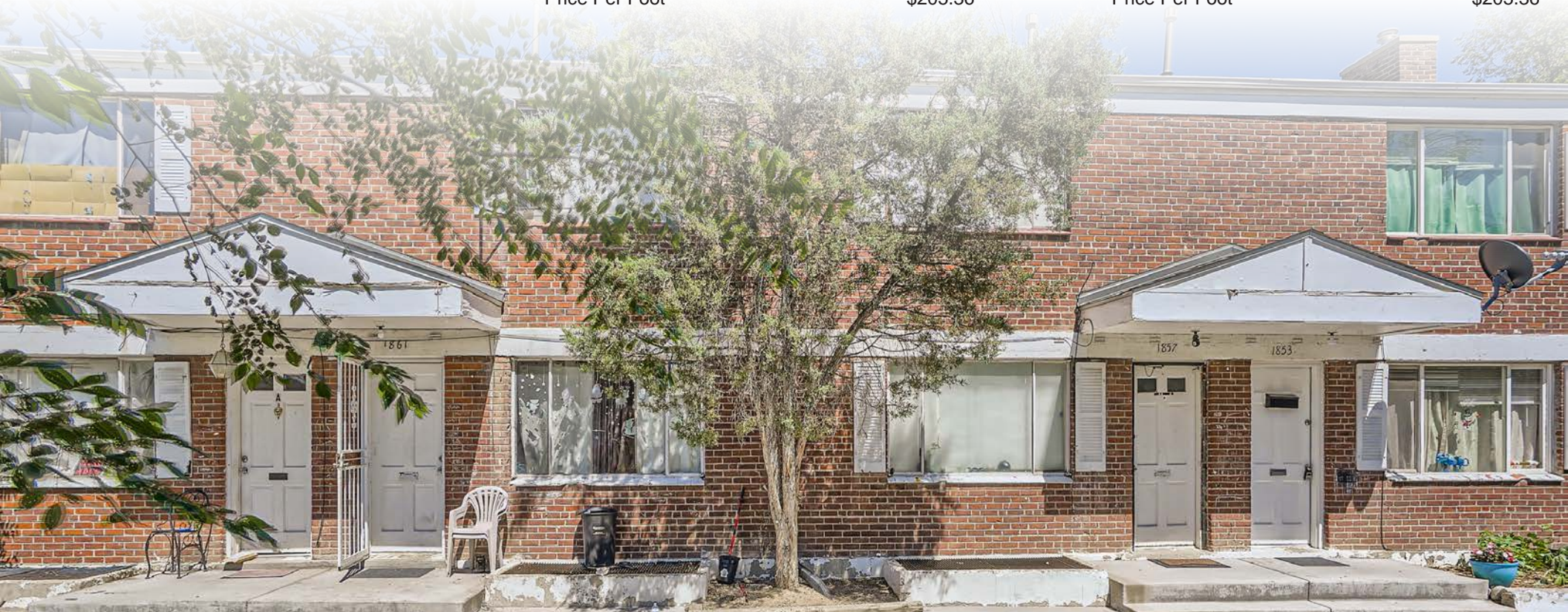
Pro Forma

CASH FLOW INDICATORS

Net Operating Income		\$67,785
Debt Service		(\$49,103)
Net Cash Flow	5.08%	\$18,682
Principal Reduction		\$8,381
Total Return	7.36%	\$27,063

VALUE INDICATORS

CAP Rate	6.46%
Price Per Unit	\$150,000
Price Per Foot	\$205.36



SALES COMPARABLES



Sales Comparables



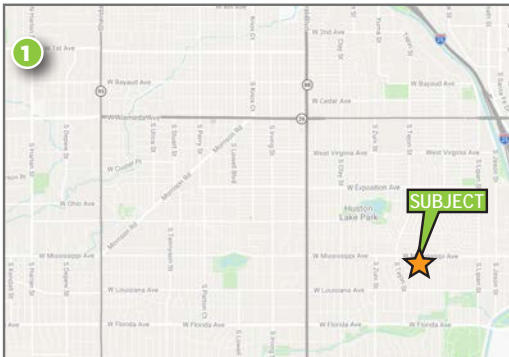
**85 Harlan St
Lakewood, CO**

1



Number of Units:	9
Year Built:	1959
Sale Price:	\$1,507,500
Sale Date:	4/17/2025
Price/Unit:	\$167,500
Price/SF:	\$158.78

Unit Mix:	
1	1Bd/1Ba
8	2Bd/1Ba



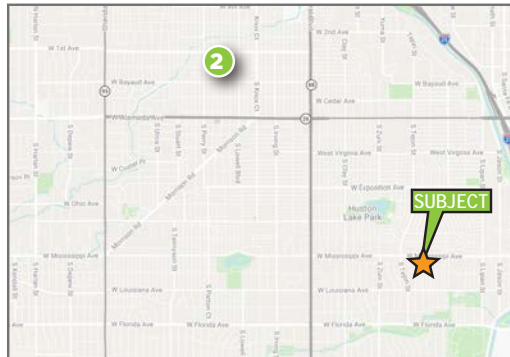
**7 Newton Street
Denver, CO**

2



Number of Units:	6
Year Built:	1953
Sale Price:	\$1,150,000
Sale Date:	10/31/2025
Price/Unit:	\$191,667
Price/SF:	\$263.34

Unit Mix:	
2	Studio
4	3Bd/1Ba



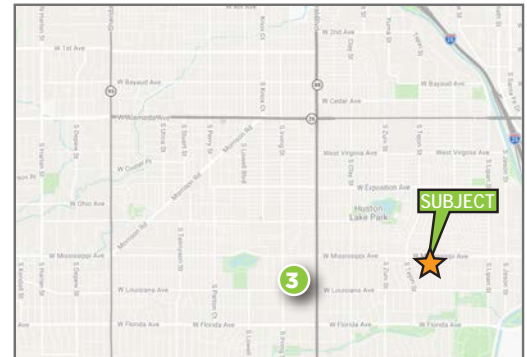
**3201 W Alabama Place
Denver, CO**

3



Number of Units:	5
Year Built:	1960
Sale Price:	\$1,000,000
Sale Date:	1/30/2026
Price/Unit:	\$200,000
Price/SF:	\$182.75

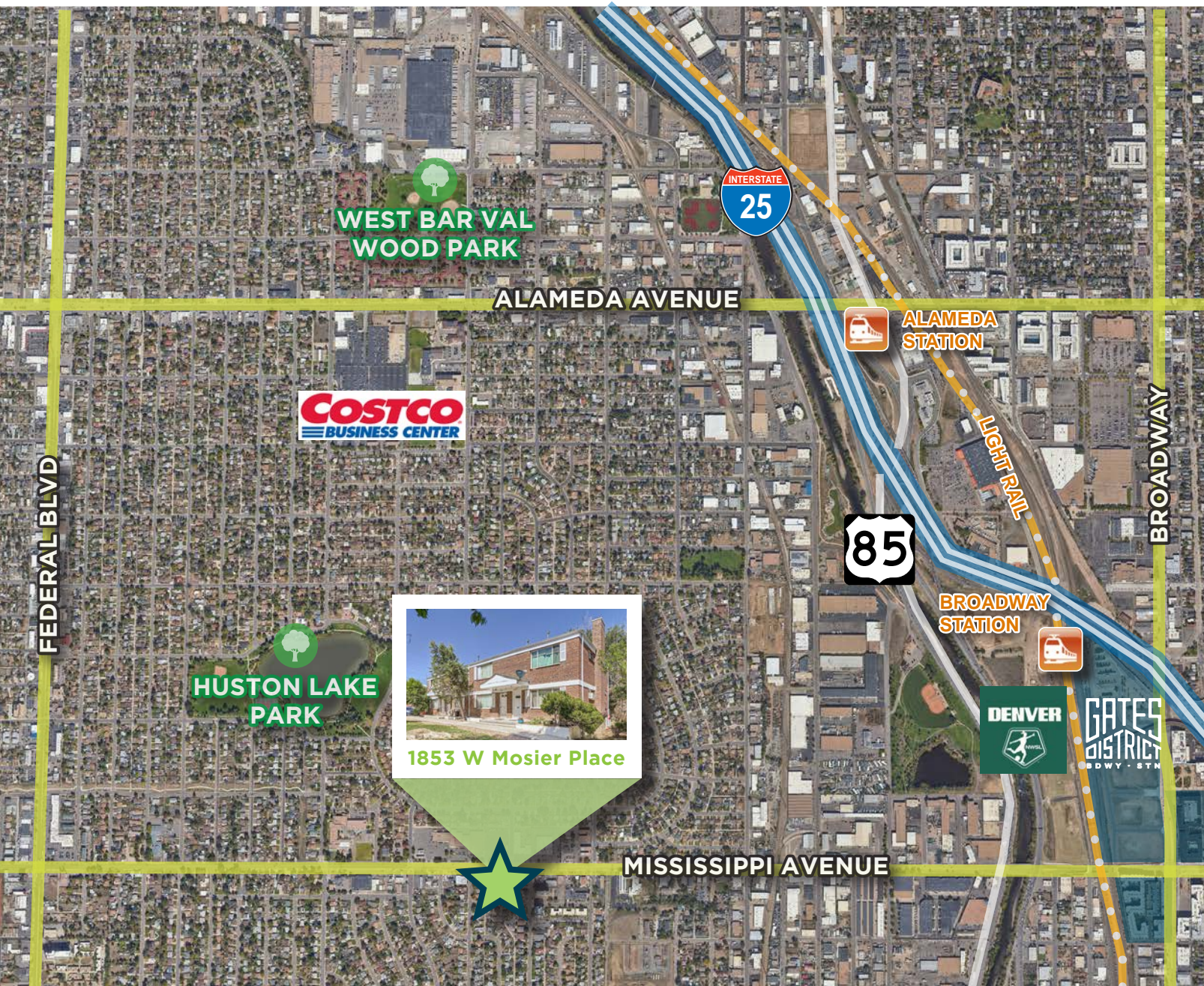
Unit Mix:	
5	2Bd/1Ba



LOCATION OVERVIEW



Location Overview



POPULATION

1 mile	17,133
3 mile	189,112
5 mile	522,558



HOUSEHOLDS

1 mile	5,875
3 mile	80,202
5 mile	246,354



AVERAGE HH INCOME

1 mile	\$86,601
3 mile	\$122,399
5 mile	\$125,069

Location Overview



GATES DISTRICT - BROADWAY STATION

Rooted in the rich heritage and eclectic culture of South Broadway, Gates District will add to the lively energy of the neighborhood. Adjacent to Broadway Station, one of the busiest rail stops on the Denver Metro Line, the Gates District is easily accessible and convenient. Surrounded by I-25, South Broadway and Santa Fe Street it is highly visible along a major thoroughfare for the city. Within walking distance to some of the best eateries, entertainment venues, and outdoor activities that Denver has to offer, Gates District is the perfect location for those looking for a convenient and vibrant place to work, live and play.



**GATES
DISTRICT**
BDWY • STN

887
RESIDENTIAL UNITS

380,000
SQUARE FEET OF OFFICE SPACE

180,000
SQUARE FEET OF RETAIL SPACE

THE HEART OF SOUTH BROADWAY
SINCE 1914



Location Overview



DENVER'S NWSL TEAM AT SANTA FE YARDS

Located less than one and a half miles from 1853 W Mosier Place, the City of Denver, in collaboration with its newly expanded National Women's Soccer League franchise, has unveiled plans for a state-of-the-art stadium—hailed as the largest investment in a women's professional sports team to date. The proposed 14,500-seat stadium will be situated in the Santa Fe Yards district, at the intersection of Broadway and Interstate 25. Spanning 14 acres, the redevelopment of Santa Fe Yards will also feature a 3.5-acre recreational park and future mixed-use developments, with the stadium set to open in Spring 2028. Designed for flexibility, the venue will have the capability to expand, accommodating larger crowds and major events in the future. The Denver NWSL team envisions transforming this long-vacant site into a premier sports and entertainment hub, with pedestrian- and bike-friendly pathways and seamless access to public transportation.



**Spring
2028**
OPENING DATE

14,500
STADIUM SEATS

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 1853-1865 W Mosier Place in Denver, 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.

Investment Contacts:

Connor Knutson, Vice President
303.962.9567 | CKnutson@PinnacleREA.com

Josh Newell, Owner/Principal
303.962.9559 | JNewell@PinnacleREA.com

Annie Joseph, Transaction Manager
720.638.5415 | AJoseph@PinnacleREA.com



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