

1230 WASHINGTON STREET
DENVER, CO 80203

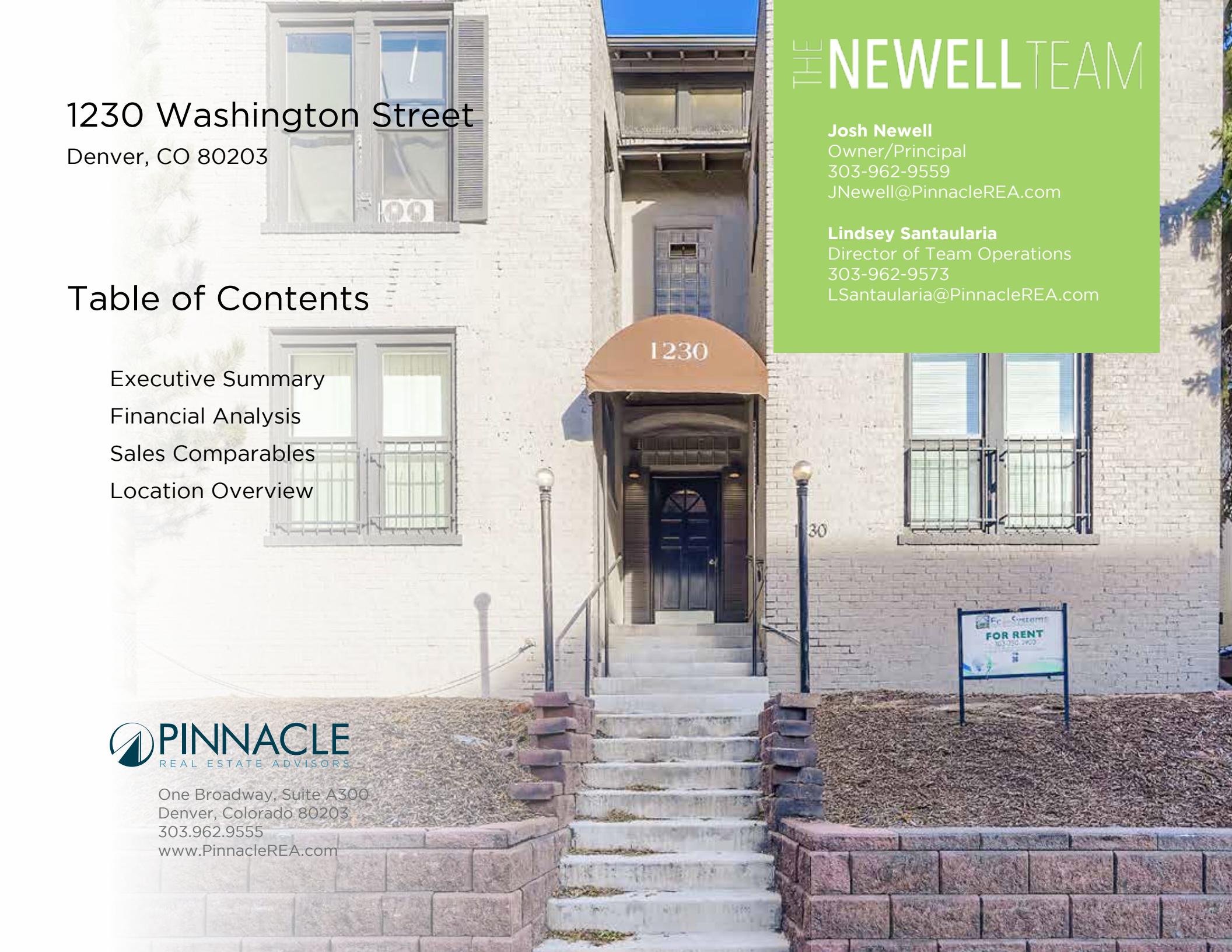
THE NEWELL TEAM

PRICE REDUCED!



Confidential Offering Memorandum

PINNACLE
REAL ESTATE ADVISORS



1230 Washington Street

Denver, CO 80203

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THE NEWELL TEAM

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EXECUTIVE SUMMARY



Property Overview



1230 Washington Street

Denver, CO 80203

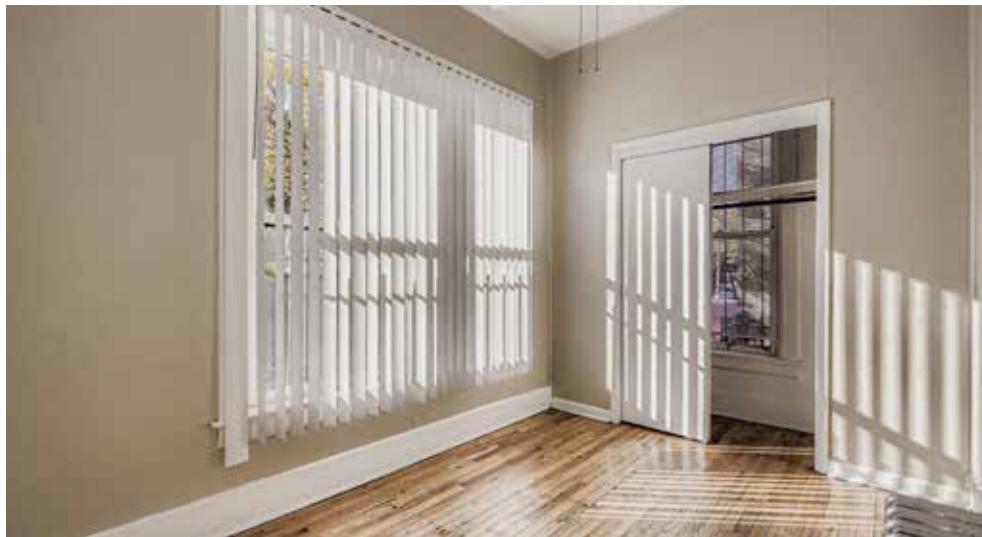
Units:	8
Year Built:	1890
List Price:	\$1,265,000 \$1,140,000
Price/Unit:	\$142,500
Building Type:	Brick
Building Size:	3,483 SF
Lot Size:	0.15 Acres
Roof:	Pitched (New)
Heating:	Hot Water Boiler
Parking:	6 Off-Street Spaces
Current CAP Rate:	6.26%

Property Features

- \$125,000 Price Reduction!
- 6.26% Current CAP Rate
- Beautiful Vintage 8-Unit Apartment Building Located in the Heart of Capitol Hill
- Priced Well Below Comparable Properties
- Walking Distance to Whole Foods, Denver Botanic Gardens, Cheesman Park in Addition to Numerous Bars, Restaurants and Coffee Shops
- Six Off-Street Parking Spaces Provide Additional Income
- New Roof and Exterior Stairs
- Excellent Neighborhood Demographics: \$100,581 Average Household Income within a One Mile Radius



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
Studio	1	550	\$995	\$995	\$1.81	\$1,025	\$1,025	\$1.86
1 Bed 1 Bath	7	593	\$1,142	\$7,994	\$1.93	\$1,165	\$8,155	\$1.97
TOTAL	8	4,700		\$8,989			\$9,180	

INCOME		Current	Pro Forma
Gross Potential Rent		\$107,868	\$110,160
Other Income			
Utility Reimbursement	(Actual - Trailing 12 Months)	\$6,128	\$6,128
Application Fee Income	(Actual - Trailing 12 Months)	\$55	\$55
Late Fees/NSF	(Actual - Trailing 12 Months)	\$190	\$190
Parking Income	(Actual - Trailing 12 Months)	\$4,115	\$4,115
Laundry Income	(Actual - Trailing 12 Months)	\$940	\$940
Total Other Income		\$11,428	\$11,428
Gross Potential Income		\$119,296	\$121,588
Vacancy/Collection Loss	(Estimated)	3.00%	(\$3,579)
EFFECTIVE GROSS INCOME		\$115,717	\$117,940

EXPENSES			
Taxes	(Actual - 2025)	\$9,048	\$9,048
Insurance	(Actual - 2025)	\$6,175	\$6,175
Gas & Electric	(Actual - Trailing 12 Months)	\$4,579	\$4,579
Water & Sewer	(Actual - Trailing 12 Months)	\$2,662	\$2,662
Trash	(Waste Management Quote)	\$1,877	\$1,877
Maintenance & Repairs	(Estimated: \$850/Unit/Year)	\$6,800	\$6,800
Snow Removal/Landscaping	(Actual - Trailing 12 Months)	\$1,450	\$1,450
Management Fee	(Actual - Trailing 12 Months/ Estimated: 7%)	\$10,803	\$8,256
Legal & Professional	(Actual - Trailing 12 Months)	\$958	\$958
TOTAL EXPENSES		\$44,352	\$41,804
Expenses per Unit		\$5,544	\$5,226
Expenses per SF		\$9.44	\$8.89
% OF EGI		38.3%	35.4%
NET OPERATING INCOME		\$71,366	\$76,136

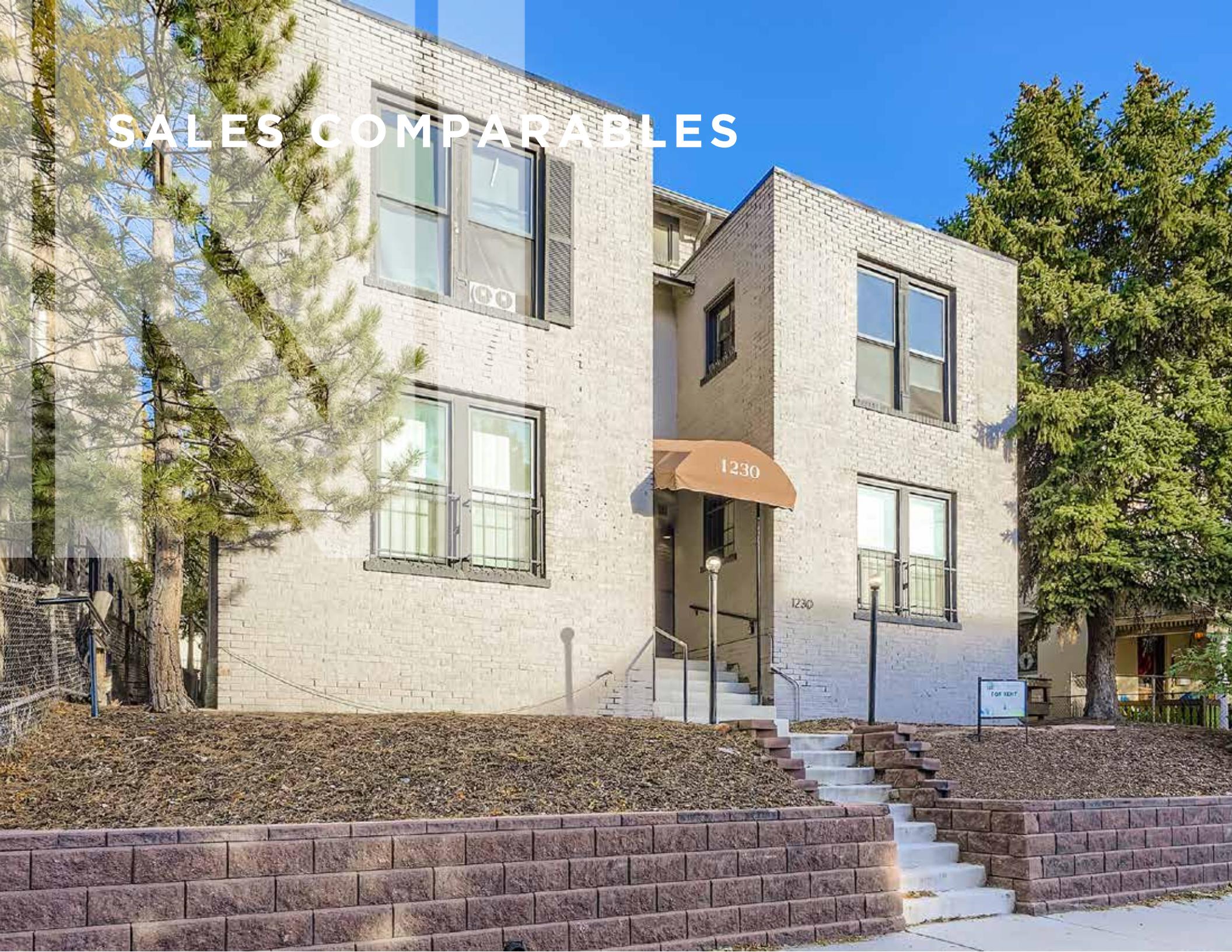
Pricing Summary



Investment Summary			Current			Pro Forma		
			CASH FLOW INDICATORS			CASH FLOW INDICATORS		
Price:		\$1,140,000	Net Operating Income		\$71,366	Net Operating Income		\$76,136
Price/Unit:		\$142,500	Debt Service		(\$51,891)	Debt Service		(\$51,891)
Price/SF:		\$327.30	Net Cash Flow	4.88%	\$19,474	Net Cash Flow	6.08%	\$24,245
Current CAP Rate:		6.26%	Principal Reduction		\$9,532	Principal Reduction		\$9,532
Proposed Financing			Total Return	7.27%	\$29,007	Total Return	8.47%	\$33,777
			VALUE INDICATORS			VALUE INDICATORS		
Loan Amount:	65%	\$741,000	CAP Rate		6.26%	CAP Rate		6.68%
Down Payment:	35%	\$399,000	Price Per Unit		\$142,500	Price Per Unit		\$142,500
Interest:		5.75%	Price Per Foot		\$327.30	Price Per Foot		\$327.30
Amortization:		30 Years						
Monthly Payment:		(\$4,324)						



SALES COMPARABLES



Sales Comparables



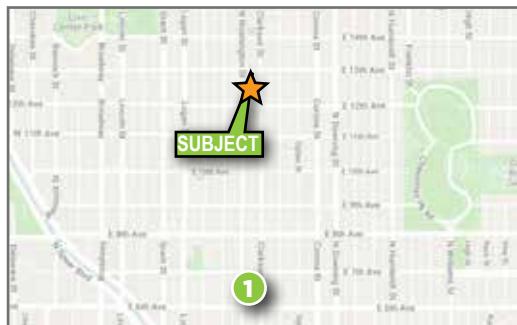
660 Washington Street Denver, CO



1

Number of Units:	7
Year Built:	1912
Sale Price:	\$1,395,925
Sale Date:	12/23/2024
Price/Unit:	\$199,418
Price/SF:	\$296.00

Unit Mix:	
7	1Bd/1Ba



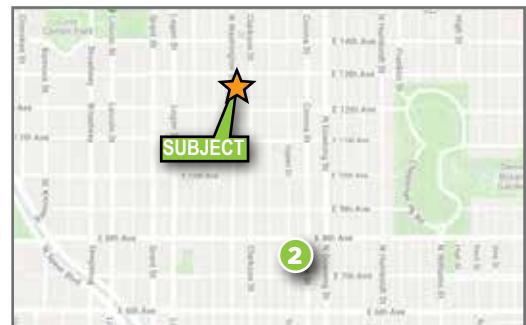
725 Corona Street Denver, CO



2

Number of Units:	7
Year Built:	1908
Sale Price:	\$1,325,000
Sale Date:	08/18/2025
Price/Unit:	\$189,286
Price/SF:	\$249.76

Unit Mix:	
3	Studio
4	1Bd/1Ba



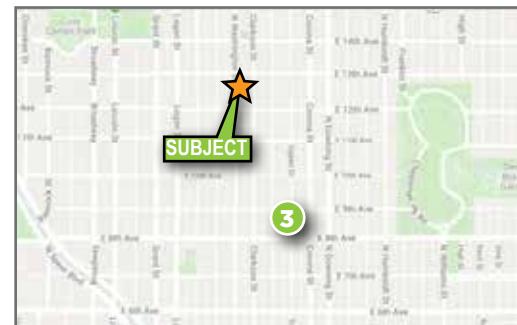
853 Ogden Street Denver, CO



3

Number of Units:	6
Year Built:	1900
Sale Price:	\$1,263,500
Sale Date:	09/26/2025
Price/Unit:	\$210,583
Price/SF:	\$287.55

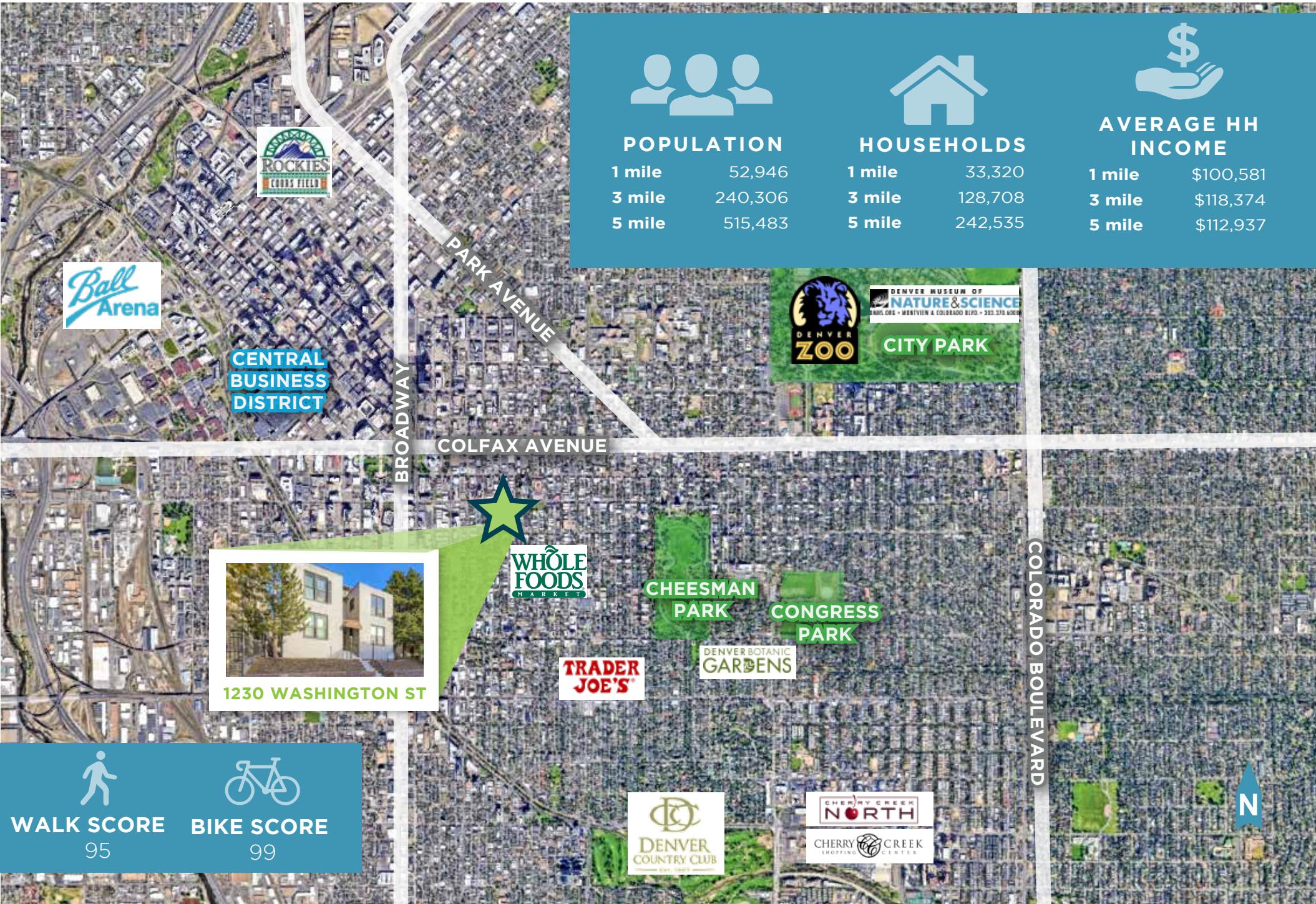
Unit Mix:	
6	1Bd/1Ba



LOCATION OVERVIEW



Location Overview



DENVER BY THE NUMBERS

#1

BEST
BIG AIRPORT

Wall Street Journal

#2

MOST HIGHLY
EDUCATED STATE

U.S. Census Bureau

#3

BEST
ECONOMY

Business Insider

#4

BEST PLACE
FOR BUSINESS
AND CAREERS

Forbes

#9

BEST STATE
FOR BUSINESS

Forbes



Known as the “Mile-High City,” Denver offers a rare blend of urban energy, outdoor adventure, and strong investment fundamentals. With 300 days of sunshine each year and the Rocky Mountains as its backdrop, Denver delivers an unmatched quality of life that continues to attract residents and employers alike.

A cultural and culinary hub, Denver is home to the nation’s second-largest performing arts complex, the world-famous Red Rocks Amphitheatre, and a nationally recognized food and craft-beer scene. Distinct neighborhoods across the city—from RiNo to Cherry Creek—offer walkable streets, local character, and year-round recreation just minutes away.

With a thriving economy, lifestyle appeal, and steady population growth, Denver remains one of the most desirable—and resilient—multifamily markets in the country. Few cities offer such a compelling balance between livability and investment potential.



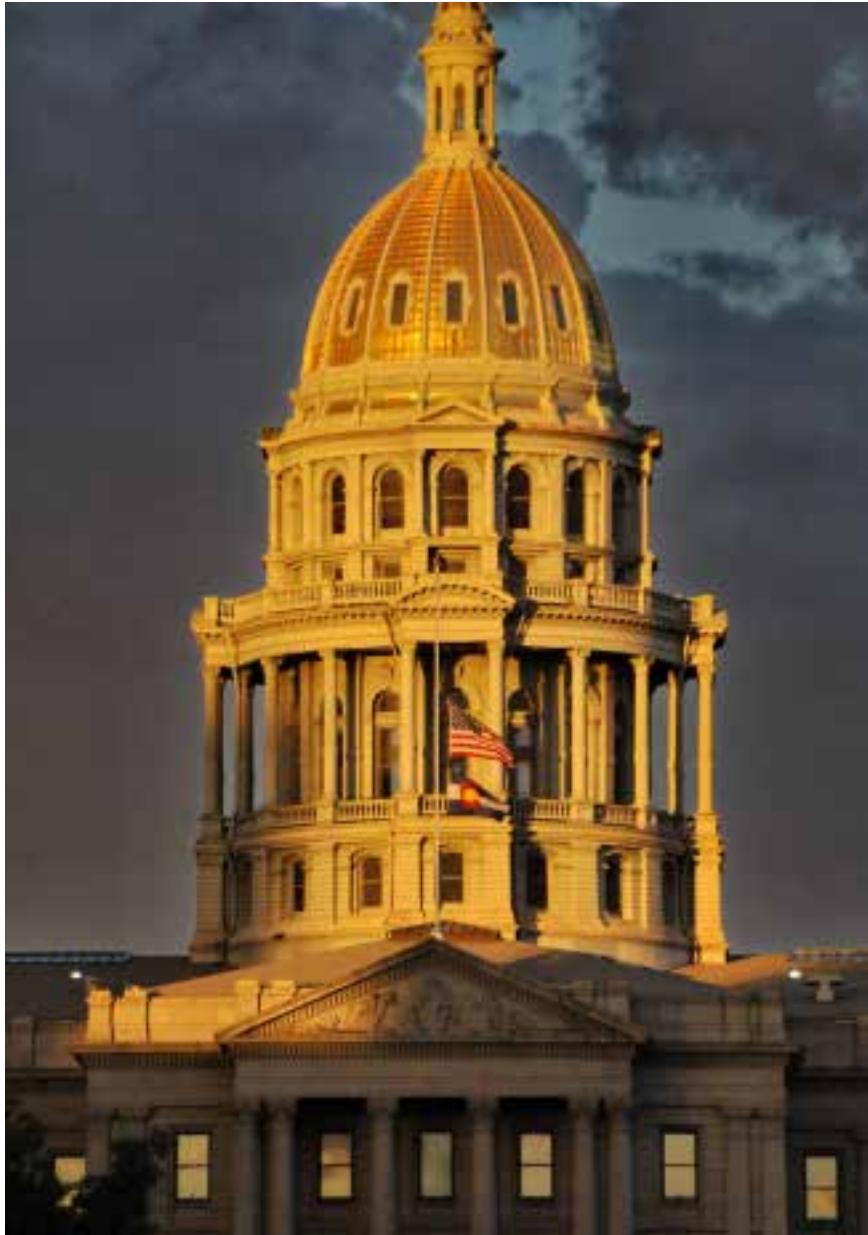
715,891
Population

3.8%
Unemployment Rate

\$106,878
Median Income

\$537,897
Median Property Value





Capitol Hill Neighborhood



Capitol Hill offers a dynamic mix of arts, culture, and Colorado history. Visitors and residents can explore the gold-domed Colorado State Capitol, where the "Mile High" marker sits on the 13th step, or enjoy live music and food trucks at Civic Center Park on Tuesdays and Thursdays (May–October). The neighborhood features a concentration of museums and galleries nestled among turn-of-the-century mansions, including the Kirkland Museum of Fine & Decorative Art and the Molly Brown House Museum.

In the Golden Triangle Creative District, don't miss the Denver Art Museum and the Clyfford Still Museum. With over 50 galleries, studios, specialty stores, restaurants, nightclubs, coffeehouses, and bistros, Capitol Hill is an ideal neighborhood to explore on foot.

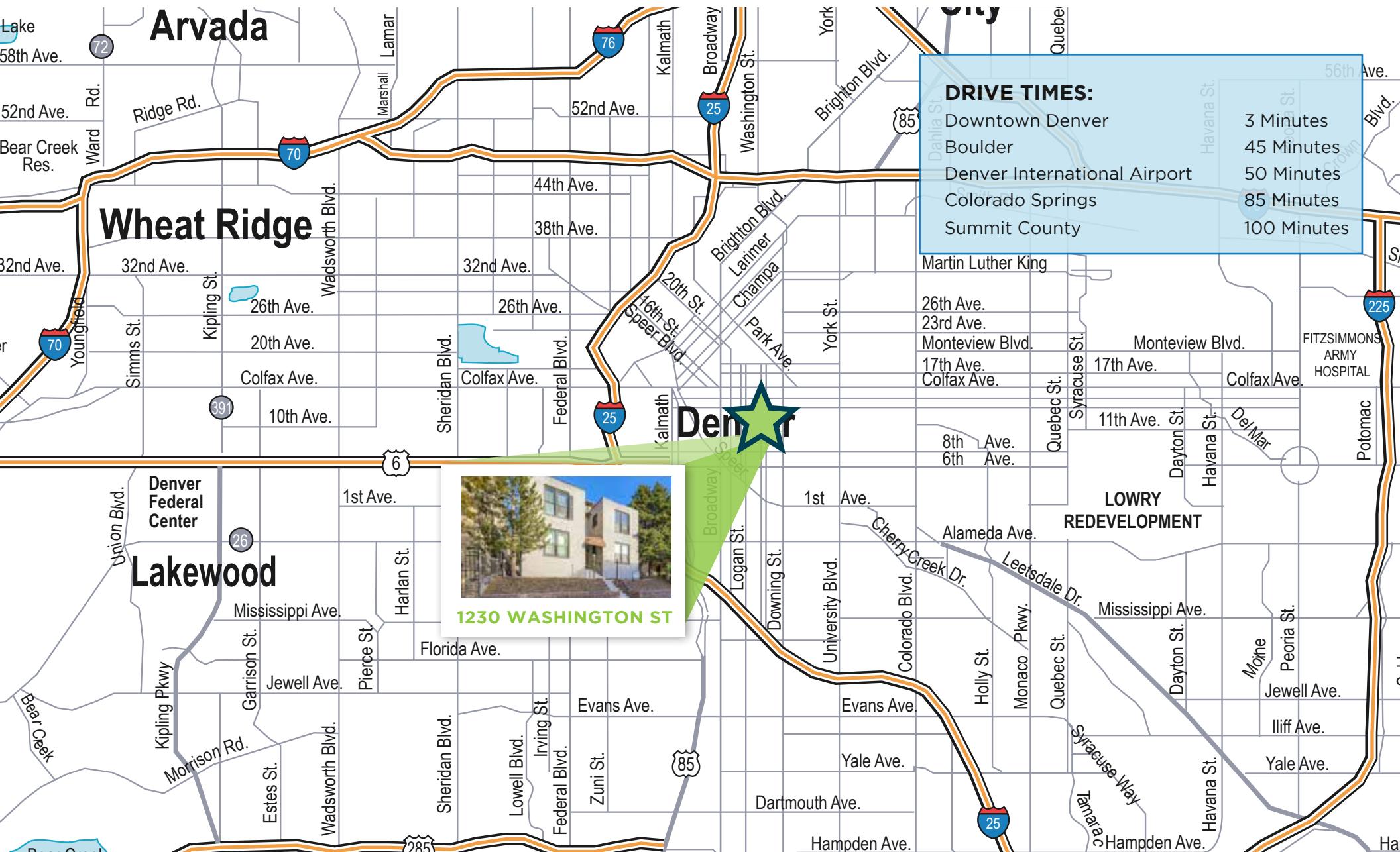
Demographics & Trends

Denver sits on high rolling plains just 12 miles east of the foothills of the Rocky Mountains, providing stunning vistas of the Front Range, which features 32 peaks above 13,000 feet and a panoramic view stretching 140 miles. While not in the mountains, Capitol Hill residents enjoy proximity to outdoor recreation while remaining connected to the urban core.

History

Originally home to Denver's elite, Capitol Hill was once lined with elaborate mansions. Following the Silver Crash of 1893, construction shifted toward apartments and rental housing to serve a growing transient middle class. Remaining historic buildings such as The Colonnade, Alta Court, and The Hamilton illustrate this architectural transition. Today, multi-family housing dominates the neighborhood, reflecting its long-standing role as a vibrant, accessible urban community.

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 1230 Washington Street 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.

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