

FOR SALE

SLOANS LAKE MULTIFAMILY
OPPORTUNITY ZONE



0.92 CORNER INFILL ASSEMBLAGE

1700-1738 JULIAN STREET
DENVER, CO 80211

Investment Contact: Carlos Valencia



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EXECUTIVE SUMMARY

Pinnacle Real Estate Advisors is pleased to exclusively offer a rare opportunity to purchase a multifamily neighborhood assemblage in the vibrant Sloans Lake neighborhood of Denver, Colorado.

1700-1738 Julian St. is a .92-acre corner infill assemblage of 7 residential properties (five homes, 2 tri-plexes) zoned G-MU-3 (General Urban Multi-Family 3 Stories). The properties are centrally located a half mile directly west of the Bronco Stadium in the booming Sloan's Lake neighborhood of Denver, Colorado. In addition to the desirable location, the assemblage has been recently designated as part of the new Opportunity Zones which allow for generous tax incentives for a new investor looking to develop the properties. As part of the tax cuts and jobs act passed in 2017, the Opportunity Zone program is providing federal capital gains tax deferral to investors. Gains from a previous transaction (within 180 days) can be deferred until 2026. If the investor holds the investment in the Opportunity Fund for 10+ years, any gains realized on a zone investment are tax-exempt.

The assemblage at 1700-1738 Julian provides for a very unique opportunity to invest in the booming Denver Metro multi-family market as well as enjoy tremendous potential tax incentives.



Click to see the project
[Aerial Video 4k](#)



DENVER OVERVIEW

Denver is one of the fastest-growing cities in the U.S., with a highly educated workforce, and it is becoming a magnet for talented professionals who are seeking dynamic careers outside of the typical financial centers. The quest for work-life balance has made Colorado a hot destination for professionals and companies in search of talent.

IN MARCH 2017, DENVER'S

**UNEMPLOYMENT
RATE DROPPED TO**

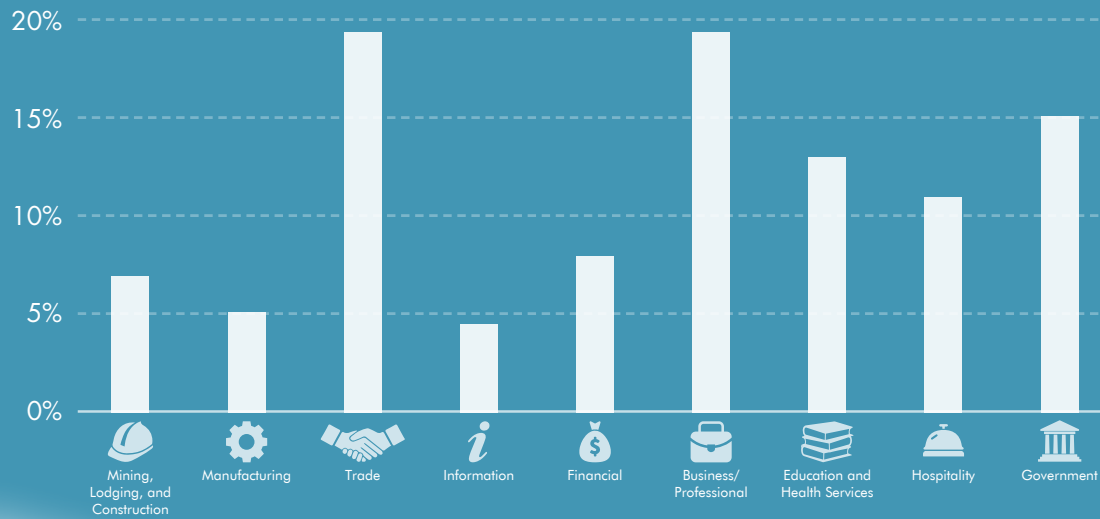
2.4%



(LOWEST LEVEL SINCE 2001 AND WELL BELOW THE NATIONAL RATE)

TOTAL DENVER EMPLOYEES

(Current Employment Statistics - Bureau of Labor Statistics)



#1 IN THE NATION
FOR ECONOMIC
& JOB GROWTH
AREA DEVELOPMENT

#3 IN THE US FOR PERCENTAGE
OF ADULT POPULATION WITH
FULL-TIME EMPLOYMENT
GALLUP

#1 IN THE NATION
FOR BUSINESS
AND CAREERS
Forbes



NEIGHBORHOOD


Overview

SLOANS

WELCOME TO THE NEIGHBORHOOD

New modern homes have popped up along the tree-lined streets, joining sleek remodels and classic Tudors to create an eclectic mix of residences that attract both young professionals and families. With its proximity to downtown, Highlands Square, and, of course, 284-acre Sloan Lake Park—plus the snazzy mixed-use redevelopment that's under way on the former St. Anthony Hospital campus to the south—it's not surprising home prices in Sloans Lake continue to increase, jumping 22 percent on average from 2014 to 2015.

225 
Units of Affordable Housing
being built in the Sloans Redevelopment


Housing Prices increased **22%** in Sloans Lake Neighborhood
from 2014 to 2015

Koelbel & Co. and Trailbreak Partners
are renovating the Kuhlman Building, the former
nurses' dormitory at St. Anthony's, into

49 
Tax Credit Apartments
with ground-floor retail



Sloans Redevelopment
will see 18 acres developed
into a mix of freestanding
& street retail, townhomes,
office, and apartments

\$300M



AREA Overview



SLOANS LAKE

SLOANS LAKE PARK

1700-1739 JULIAN ST

FEDERAL BOULEVARD

17TH AVENUE

HINES
SLOAN'S LAKE
275 Units

LAKEHOUSE
RESIDENCES ON 17TH
206 Residences

REGATTA
SLOAN'S LAKE
362 Units

CULTURA sloan's lake **TAP & BURGER**




PERRYROW
64 Residences

ALAMO
DRAFTHOUSE CINEMA
BARFLY
EVEN STEVENS
SANDWICHES
STARBUCKS

VIBA
SLOAN'S LAKE
HEALTHY LIVING
176 Units

W COLFAX AVENUE

AREA DEVELOPMENT KEY

-  Multifamily Development
-  Residential Development
-  Retail Development

PROPERTY

Overview



1700-1738 Julian Street

Denver, Colorado 80211

Sale Price	Unpriced
Property Type:	3 Story Multi- Family Land
Existing Units:	11 - (6 Unit Apartments) 5 - Single Family Homes

Address	Building	Land SF	Taxes	Zoning	Year Built
1700 Julian:	2,315	9,800	\$4,411	G-MU-3	1957
1712 Julian:	2,315	10,451	\$4,411	G-MU-3	1957
1720 Julian:	1,354	4,681	\$2,503	G-MU-3	1885
1726 Julian:	1,235	3,900	\$2,198	G-MU-3	1885
1730 Julian:	1,226	3,900	\$1,896	G-MU-3	1885
1734 Julian:	1,059	1885	\$1,765	G-MU-3	1885
1738 Julian:	1,796	3,756	\$3,203	G-MU-3	2005
Total Land Size	40,532 SF				



POPULATION

1 mile	24,803
3 mile	194,156
5 mile	471,796



HOUSEHOLDS

1 mile	9,780
3 mile	83,312
5 mile	211,161



AVERAGE HH INCOME

1 mile	\$62,907
3 mile	\$81,567
5 mile	\$80,798

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 described herein as 1700-1738 Julian Street located 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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DENVER, CO 80211

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