

RIO PLATTE

8770-8780 GALEN COURT, DENVER, CO 80229

THE NEWELL TEAM



Confidential Offering Memorandum

PINNACLE
REAL ESTATE ADVISORS

RIO PLATTE APARTMENTS

8770-8780 Galen Court
Denver, CO 80229

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THE NEWELL TEAM

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EXECUTIVE SUMMARY



Property Overview



RIO PLATTE

8770-8780 Galen Court, Denver, CO 80229

Units:	41
Year Built:	1973
List Price:	\$5,750,000
Price/Unit:	\$140,244
Price/SF:	\$186.68
Building Type:	Brick
Building Size:	30,802 SF
Lot Size:	1.24 Acres
Roofs:	Flat
Heating:	Hot Water Boilers
Parking:	54 Off-Street Spaces
Current CAP Rate:	6.11%

Property Features

- Many Recent Capital Improvements Including Newer: Exterior Stairs/Stringers, Walkways, Windows, Boiler, Sliders, Electrical Panels and Balcony Decking
- Immediate Rental Upside
- Excellent Mix of Studios, 1Bd, 2Bd and 3Bd Units
- Few Rental Options in Immediate Neighborhood
- Priced Well Below Comparable Properties
- Less than One Mile to Light Rail Station
- Quick Access to Interstate 25 and Downtown Denver
- Walk to Public Transportation, Restaurants, Retail and Places of Employment

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	500	\$849	\$849	\$1.70	\$925	\$925	\$1.85
1 Bed 1 Bath	13	550	\$1,048	\$13,620	\$1.90	\$1,100	\$14,300	\$2.00
2 Bed 1 Bath	26	750	\$1,240	\$32,239	\$1.65	\$1,300	\$33,800	\$1.73
3 Bed 1 Bath	1	850	\$1,399	\$1,399	\$1.65	\$1,450	\$1,450	\$1.71
TOTAL	41	27,150		\$48,107			\$50,475	

INCOME	Current	Pro Forma			
Gross Potential Rent	\$577,284	\$605,700			
Other Income					
Utility Reimbursement	(Actual - Trailing 12 Months)	\$43,819	\$43,819		
Admin/Application Fees	(Actual - Trailing 12 Months)	\$1,617	\$1,617		
Late Fees/NSF	(Actual - Trailing 12 Months)	\$3,610	\$3,610		
MTM Income	(Actual - Trailing 12 Months)	\$2,517	\$2,517		
Tenant Insurance Income	(Actual - Trailing 12 Months)	\$3,372	\$3,372		
Laundry Income	(Actual - Trailing 12 Months)	\$7,130	\$7,130		
Misc Income	(Actual - Trailing 12 Months)	\$4,655	\$4,655		
Total Other Income	\$66,720	\$66,720			
Gross Potential Income	\$644,004	\$672,420			
Vacancy/Collection Loss	(Estimated)	5.00%	(\$32,200)	5.00%	(\$33,621)
EFFECTIVE GROSS INCOME	\$611,804	\$638,799			

EXPENSES	Current	Pro Forma	
Taxes	(Actual - 2025/ Estimate (Successful Tax Protest))	\$52,621	\$40,100
Insurance	(Actual - 2025/ Quote: True North)	\$22,761	\$24,741
Gas & Electric	(Actual - Trailing 12 Months)	\$31,709	\$31,709
Water & Sewer	(Actual - Trailing 12 Months)	\$42,813	\$42,813
Trash	(Actual - Trailing 12 Months)	\$10,644	\$10,644
Maintenance & Repairs	(Estimated: \$850/Unit/Year)	\$34,850	\$34,850
Snow Removal/Landscaping	(Actual - Trailing 12 Months)	\$4,426	\$4,426
Management Fee	(Estimated: 6%)	\$36,708	\$38,328
Advertising	(Actual - Trailing 12 Months)	\$10,762	\$10,762
Administrative	(Actual - Trailing 12 Months)	\$13,470	\$13,470
TOTAL EXPENSES	\$260,764	\$251,843	
Expenses per Unit		\$6,360	\$6,143
Expenses per SF		\$9.31	\$9.28
% OF EGI		42.6%	39.4%
NET OPERATING INCOME	\$351,040	\$386,956	

Pricing Summary



Investment Summary			Current			Pro Forma		
			CASH FLOW INDICATORS			CASH FLOW INDICATORS		
Price:	\$5,750,000		Net Operating Income			Net Operating Income		
Price/Unit:	\$140,244		Debt Service			(\$261,732)		
Price/SF:	\$186.68		Net Cash Flow			(\$261,732)		
Current CAP Rate:	6.11%		4.44%			6.22%		
Proposed Financing			Principal Reduction			\$125,224		
Loan Amount:	65%	\$3,737,500	Total Return			\$48,080		
Down Payment:	35%	\$2,012,500	6.83%			\$137,387		
Interest:	5.75%		VALUE INDICATORS			VALUE INDICATORS		
Amortization:	30 Years		CAP Rate			6.11%		
			Price Per Unit			CAP Rate		
			\$140,244			6.73%		
			Price Per Foot			\$186.68		



SALES COMPARABLES



Sales Comparables

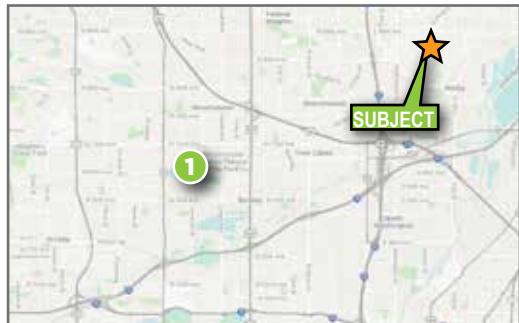


7135-7155 Raleigh Street Westminster, CO



Number of Units:	95
Year Built:	1973
Sale Price:	\$13,500,000
Sale Date:	10/31/2024
Price/Unit:	\$142,105
Price/SF:	\$200.32

Unit Mix:	
7	Studio
88	1Bd/1Ba

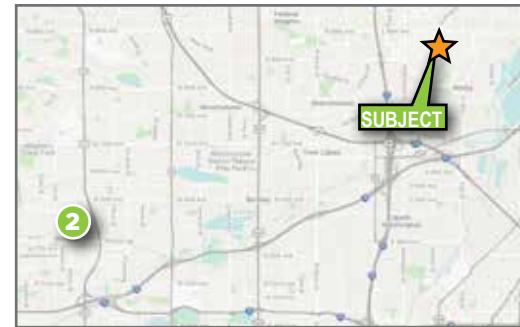


7750 W 61st Avenue Arvada, CO



Number of Units:	16
Year Built:	1959
Sale Price:	\$3,550,000
Sale Date:	09/03/2025
Price/Unit:	\$221,875
Price/SF:	\$268.45

Unit Mix:	
16	2Bd/1Ba



7461 Quitman Street Westminster, CO



Number of Units:	8
Year Built:	1975
Sale Price:	\$1,700,000
Sale Date:	10/10/2025
Price/Unit:	\$212,500
Price/SF:	\$241.76

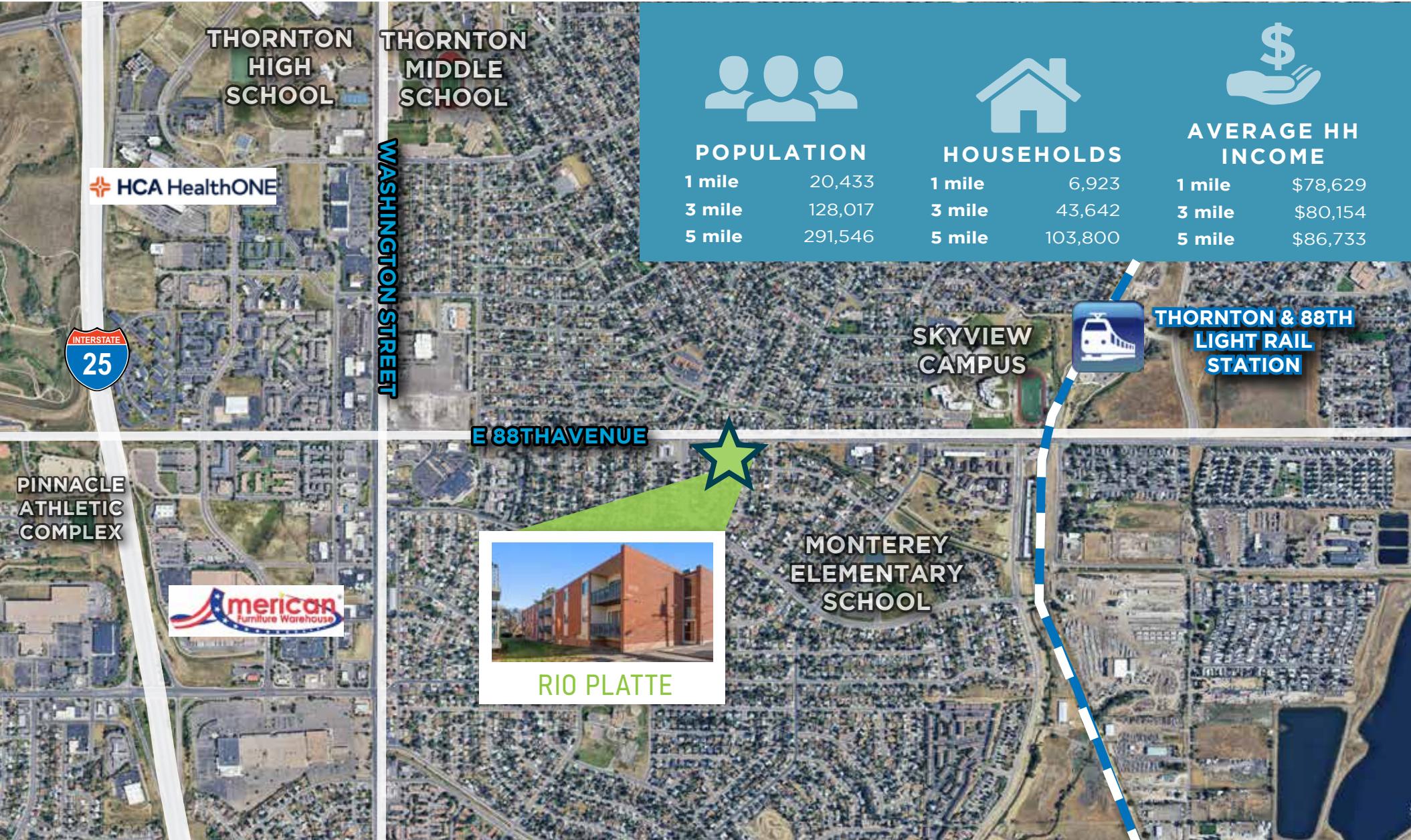
Unit Mix:	
8	2Bd/1Ba



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

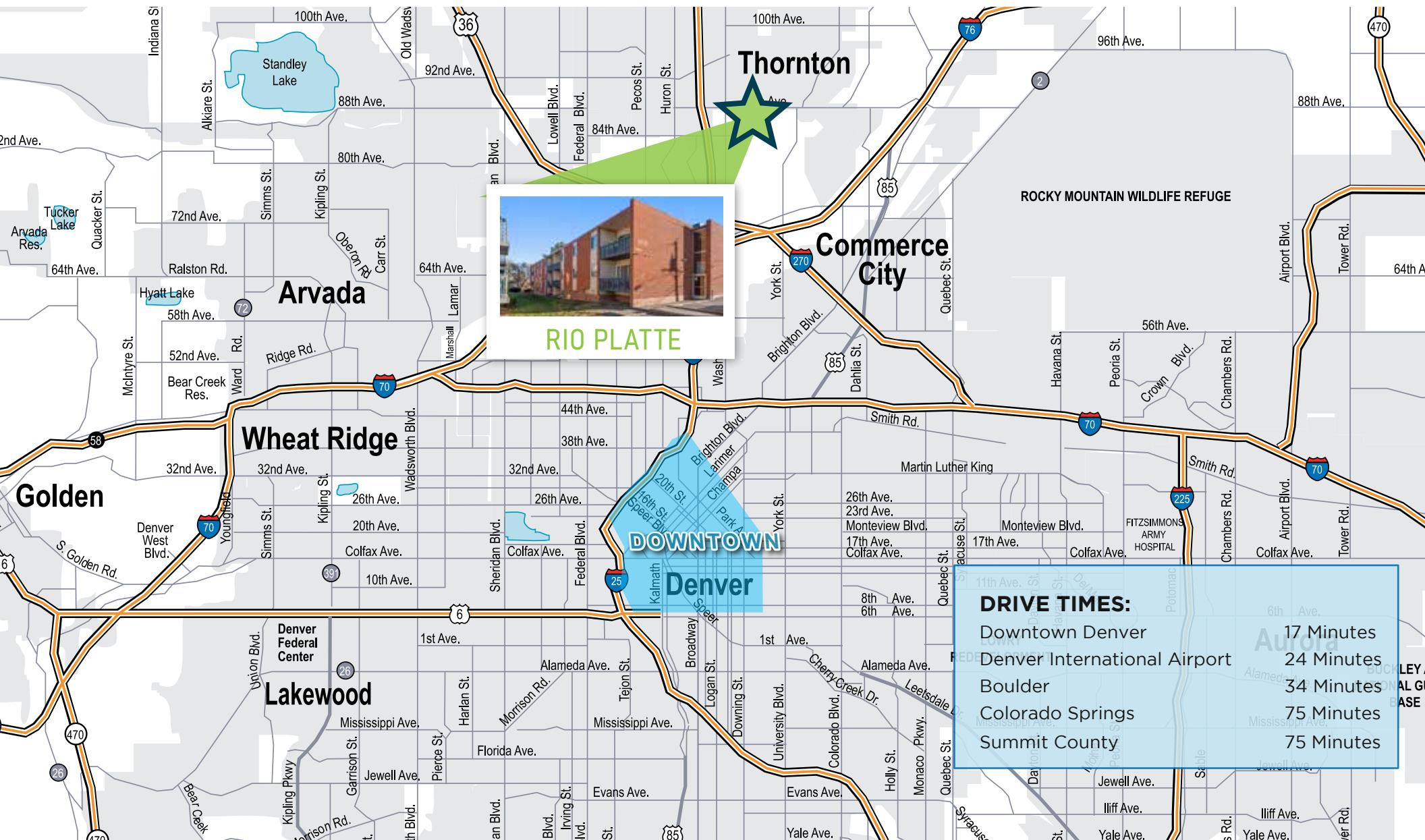
3.8%
Unemployment Rate

\$106,878
Median Income

\$537,897
Median Property Value



Location Overview



Disclaimer



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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.

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