



2990 S Lipan St & 3070 S Lipan St
Englewood, CO 80110



EXECUTIVE SUMMARY

Pinnacle Real Estate Advisors is pleased to announce they have been retained as the exclusive marketing advisor for 2990 S Lipan St and 3070 S Lipan St in Englewood, CO.

Pinnacle Real Estate Advisors is pleased to announce they have been retained as the exclusive marketing advisor for 2990 S Lipan St and 3070 S Lipan St in Englewood, Colorado. The properties are offered separately or as a portfolio. This offering presents a rare opportunity to acquire a stabilized three-property mobile home park portfolio located in the highly desirable and supply-constrained Englewood, CO submarket. Exceptionally located, these parks provide immediate passive cash flow with multiple value-add levers including immediate rent increases, minimal operational expenses, and even long-term redevelopment potential. All homes are resident owned limiting the downside of OPEX, RBM, and other expense liabilities.

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PORTFOLIO OVERVIEW



PROPERTY DESCRIPTION

This rare small-scal two properties mobile home communities located in Englewood, CO offer a peaceful community setting with easy access to shopping, dining, and major commuter routs. These communities offer affordable living, paved streets, off street parking, and historically low vacancy rates. The properties are ran by a non-profit whom has kept rents significantly below market rate.

PROPERTY HIGHLIGHTS

- Strong Demand for Affordable Housing
- Extremely Low Historical Vacancy and Stable Income
- Located Near Public Transit and Highway Access
- Lot Management only - Limiting Expense Exposure
- Tenant Owned Structures



OFFERING SUMMARY

| | |
|------------------|-------------|
| Sale Price: | \$4,700,000 |
| Total Lot Size: | 3.67 Acres |
| Total Pads: | 45 |
| Market Cap Rate: | 9.62% |
| Market NOI: | \$452,160 |
| Price/SF: | \$117.00 |
| Price/Pad: | \$104,444 |

| DEMOGRAPHICS | 0.3 MILES | 0.5 MILES | 1 MILE |
|-------------------|-----------|-----------|-----------|
| Total Population | 1,039 | 3,162 | 11,006 |
| Average HH Income | \$121,530 | \$119,231 | \$114,560 |

PROPERTIES OVERVIEW



2990 S LIPAN ST.

| | |
|------------------|-------------|
| Pricing: | \$2,600,000 |
| Lot Size: | 2.28 Acres |
| Pads: | 24 |
| Market Cap Rate: | 9.32% |
| Market NOI: | \$242,449 |

3070 S LIPAN ST.

| | |
|------------------|-------------|
| Pricing: | \$2,100,000 |
| Lot Size: | 1.39 Acres |
| Pads | 21 |
| Market Cap Rate: | 9.05% |
| Market NOI: | \$189,956 |

SALE COMPS

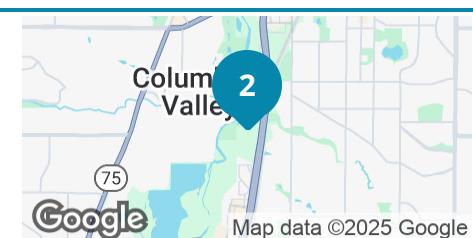
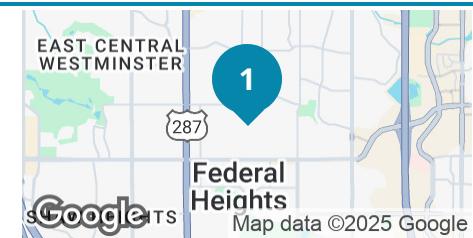


1

REDWOOD ESTATES

9595 Pecos St, Thornton, CO 80260

| | | | |
|------------|---------------|-------------|--------------|
| Price: | \$160,730,000 | Lot Size: | 133.93 Acres |
| No. Units: | 760 | Price/Unit: | \$211,487 |



2

MEADOWOOD MH PARK

6705 S Santa Fe Dr, Littleton, CO 80120

| | | | |
|------------|--------------|-------------|-------------|
| Price: | \$18,050,000 | Lot Size: | 17.93 Acres |
| No. Units: | 92 | Price/Unit: | \$196,196 |

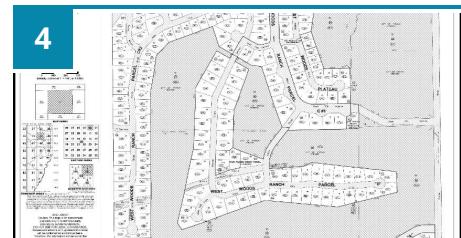
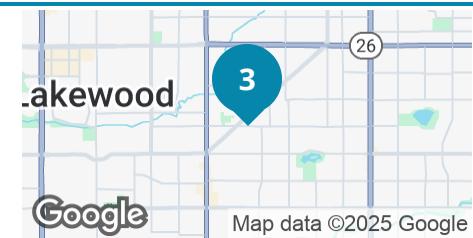


3

CAPITOL CITY MOBILE HOME PARK

4501 W Kentucky Ave, Denver, CO 80219

| | | | |
|------------|--------------|-------------|------------|
| Price: | \$11,500,000 | Lot Size: | 3.61 Acres |
| No. Units: | 80 | Price/Unit: | \$143,750 |

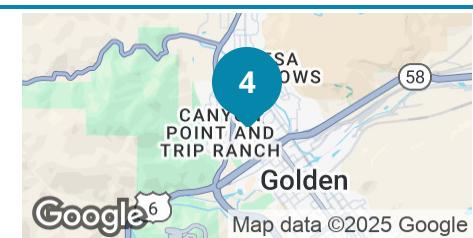


4

215 CHEYENNE ST

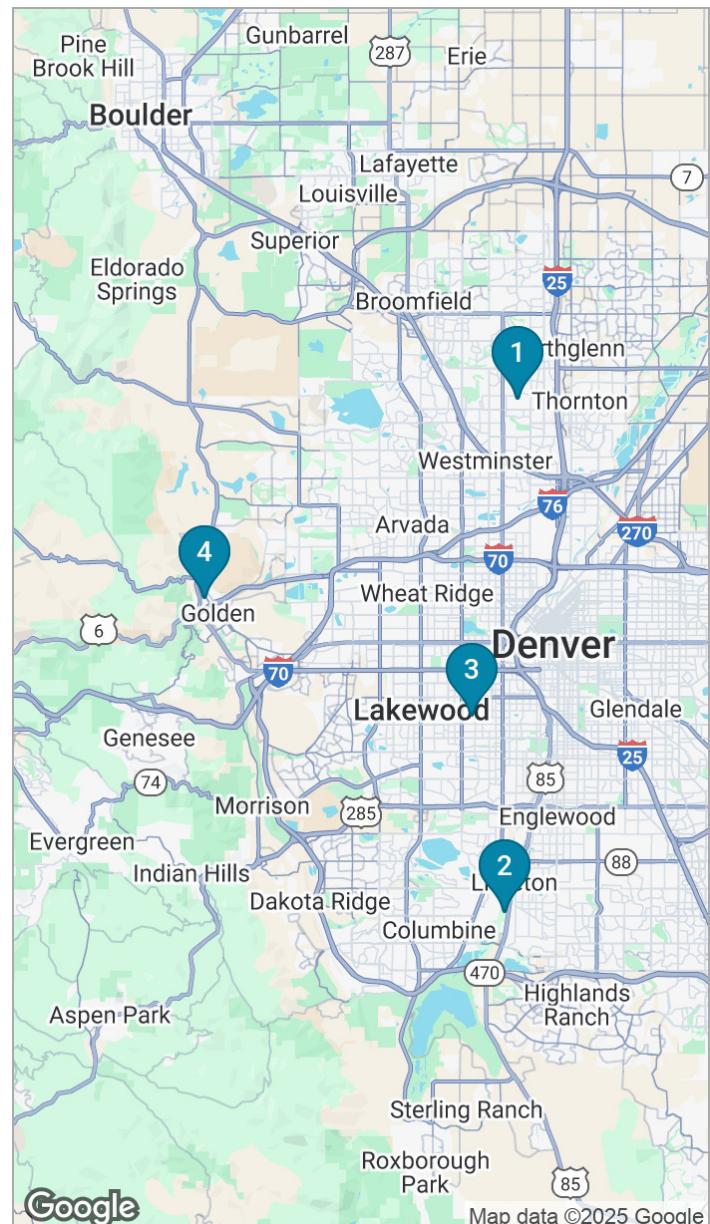
Golden, CO 80403

| | | | |
|------------|-------------|-------------|------------|
| Price: | \$7,000,000 | Lot Size: | 2.16 Acres |
| No. Units: | 40 | Price/Unit: | \$175,000 |



SALE COMPS MAP & SUMMARY

| | NAME/ADDRESS | PRICE | LOT SIZE | NO. UNITS | PRICE/SF | PRICE/UNIT |
|-----------------|---|---------------------|--------------------|------------|----------------|------------------|
| 1 | Redwood Estates 9595 Pecos St Thornton, CO | \$160,730,000 | 133.93 Acres | 760 | \$27.55 | \$211,487 |
| 2 | Meadowood MH Park 6705 S Santa Fe Dr Littleton, CO | \$18,050,000 | 17.93 Acres | 92 | \$23.11 | \$196,196 |
| 3 | Capitol City Mobile Home Park 4501 W Kentucky Ave Denver, CO | \$11,500,000 | 3.61 Acres | 80 | \$73.13 | \$143,750 |
| 4 | 215 Cheyenne St Golden, CO | \$7,000,000 | 2.16 Acres | 40 | \$74.40 | \$175,000 |
| AVERAGES | | \$49,320,000 | 39.41 ACRES | 243 | \$49.55 | \$181,608 |



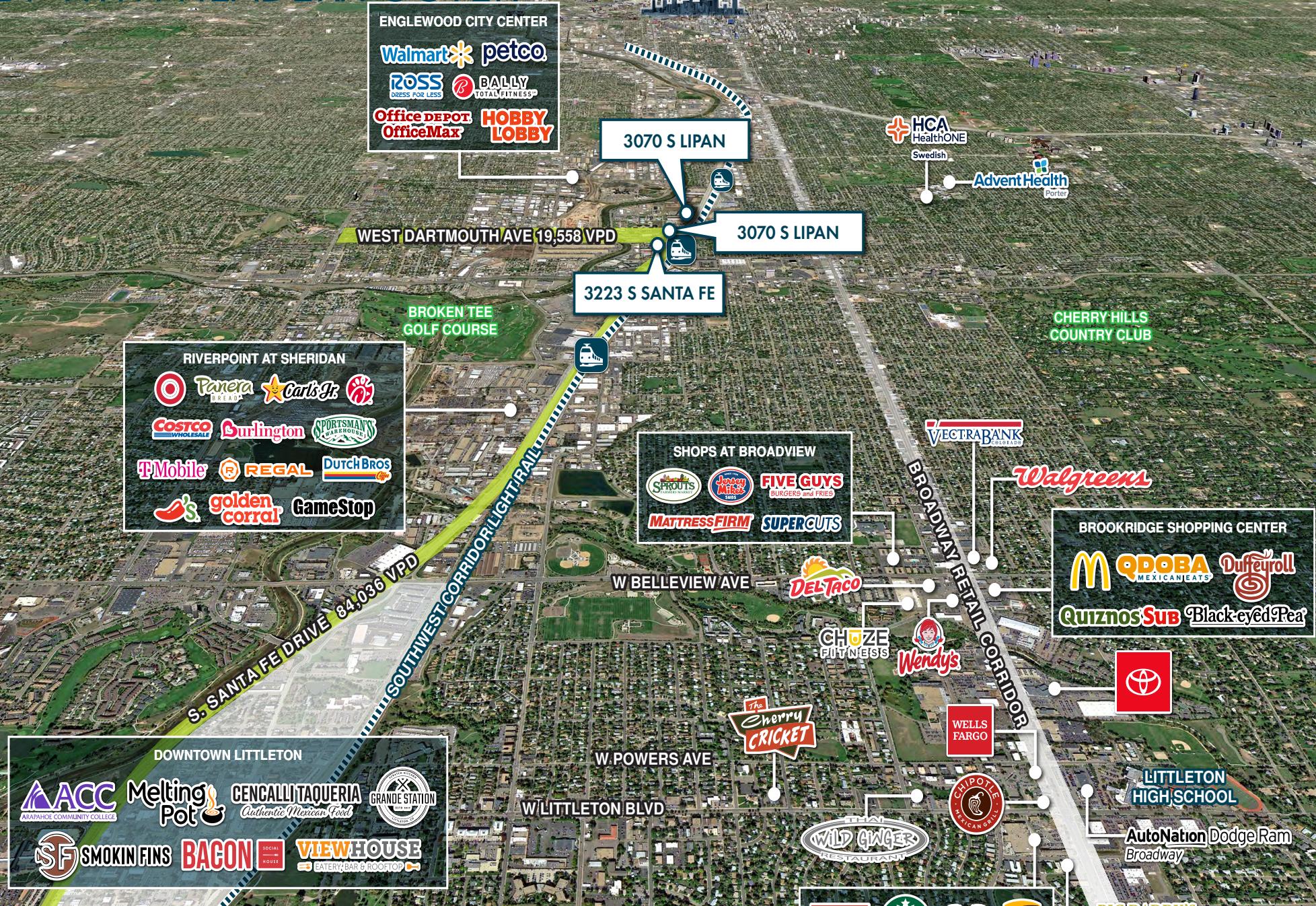
ADDITIONAL PHOTOS



LOCATION MAP



PDF WITH HEADER/FOOTER



AREA OVERVIEW

ENGLEWOOD, CO

ABOUT

Englewood, CO has a population of 33.6k people with a median age of 36.1 and a median household income of \$79,375. In recent years, the population of Englewood, CO grew from 33,500 to 33,634, a 0.4% increase and its median household income grew from \$72,193 to \$79,375, a 9.95% increase.

The median property value in Englewood, CO is \$472,400, and the homeownership rate is 48.2%.

ECONOMY

The economy of Englewood, CO employs 20.4k people. The largest industries in Englewood, CO are Health Care & Social Assistance (2,526 people), Professional, Scientific, & Technical Services (2,356 people), and Retail Trade (2,271 people), and the highest paying industries are Utilities (\$136,500), Management of Companies & Enterprises (\$90,918), and Information (\$79,085).

POPULATION
33,634

0.4% 1-YEAR GROWTH

MEDIAN AGE
36.1

MEDIAN HH INCOME
\$79,375

9.95% 1-YEAR GROWTH

NUMBER OF EMPLOYEES
20,400

0.536% 1-YEAR DECLINE

MEDIAN PROPERTY VALUE
\$472,400

15.3% 1-YEAR GROWTH

Source: <https://www.datausa.io/>

AREA OVERVIEW



Central Englewood can be roughly divided into quadrants, with the x-axis being Hampden Avenue and the y-axis being Broadway. The northwest is the oldest section of the city, containing the new CityCenter, downtown, and housing stock dating to the 1910s. This is also where the massive General Iron metal fabrication plant was located, which closed in the 1990s and has now been demolished, awaiting redevelopment and a new proposed light rail station at Bates Avenue. The southwest section is home to a newer housing stock as well as a significant percentage of Englewood's industrial and production facilities.



Education

The City of Englewood is served by the Englewood Public Schools (EPS), a district with two high schools, Englewood High and Colorado's Finest High School Of Choice. Small parts of the city are served by the Littleton Public Schools and the Sheridan Public Schools. There are two middle schools: Englewood Middle School and Englewood Leadership Academy. There are four elementary schools: Bishop, Clayton, Charles Hay and Cherrelyn. Some of neighboring Cherry Hills Village is within the Englewood School district.

The city is also home to a number of private schools, including the Saint Louis School, a large Catholic K-12 institution and All Souls School serving grades K-8. Also, the city used to host the Denver Seminary, an evangelical graduate-level religious school that has since relocated to Littleton. The former seminary site has been redeveloped into residential apartments and retail. Englewood is also the location of Humanex Academy, a private, alternative middle and high school for students who have learning disabilities and emotional and behavior disorders.



DISCLOSURE



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 2990 & 3070 S Lipan St located in Englewood, 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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