

OFFERING MEMORANDUM

8662, 8672, 8682

W 51ST AVENUE

ARVADA CO 80002





INVESTMENT SALES TEAM



JIM KNOWLTON

Owner/Principal
303.962.9543
JKnowlton@PinnacleREA.com

OUR OFFICE

One Broadway Suite A300
Denver, CO 80203
T: 303.962.9555
www.PinnacleREA.com

© 2025 Pinnacle Real Estate Advisors, LLC. All information contained herein has been obtained from sources we believe to be reliable. However, we accept no responsibility for its accuracy and encourage verification of all information prior to making financial decisions.

CONTENTS

- 3 EXECUTIVE SUMMARY
- 5 PROPERTY SUMMARY
- 7 INVESTMENT HIGHLIGHTS
- 8 LOCATION OVERVIEW
- 10 FINANCIAL ANALYSIS
- 13 DISCLAIMER

01 EXECUTIVE SUMMARY





EXECUTIVE SUMMARY

This offering presents a rare opportunity to acquire three well-maintained four-plex buildings in Arvada, Colorado—an established and growing submarket within the Denver Metro area. With current rents below market, there is significant upside potential through rent optimization and value-add strategies. The property consistently attracts long-term tenants due to its strong curb appeal, excellent upkeep, desirable location, and overall affordability. It is well-positioned for investors seeking stable cash flow and long-term appreciation in a high-demand rental market. Each of the twelve townhome-style units features private fenced patios, access to a central laundry facility, and recent interior updates. Situated on over an acre of land, the property offers ample off-street parking and expansive landscaped grounds, including large grassy common areas. Ideally located near parks, trails, shopping centers, and vibrant Old Town Arvada, this asset is a strategic addition to any investment portfolio.

PROPERTY DETAILS

OFFERING PRICE	\$2,700,000
BUILDING SIZE	11,184 Sq Ft (3,728 per)
LOT SIZE (ACRES)	0.92
PROPERTY TYPE	Low rise/Garden
UNITS	12
YEAR BUILT	1961
CONSTRUCTION TYPE	Masonry
COUNTY	Jefferson County
PARCEL ID / APN	39-154-04-141-143
PARKING	2:1 Off street





INVESTMENT HIGHLIGHTS

3 INDIVIDUALLY
PARCELED
FOUR-PLEX
BUILDINGS

(12) 2BR/1BA
TOWNHOME
STYLE UNITS WITH
INDIVIDUAL BACK
PATIOS

NEW
ELECTRICAL
PANELS

8 OUT OF 12
UNITS HAVE BEEN
RENOVATED

\$100/UNIT IN RENT UPSIDE IN
AS-IS CONDITION

LOW HISTORIC VACANCY

NEWER WINDOWS AND SLIDING
GLASS DOORS

03 LOCATION OVERVIEW



AERIAL MAP

OLD TOWN
ARVADA

G LINE LIGHT RAIL



RIDGE ROAD

TERRACE
PARK



8662-8682 W 51ST AVE ARVADA, CO

W 52ND AVE



W 51ST AVE

CARR ST

WADSWORTH PARKWAY

GARRISON ST

JACK B
TOMISON
LAKE
PARK

FOUR ACRE
LAKE PARK



05 FINANCIAL OVERVIEW



FINANCIAL ANALYSIS

# of Units	Unit Mix	Estimated SF	Average Rent/ Unit Actual	Rent/SF Actual	Average Rent/ Unit Proforma	Rent/SF Proforma	Gross Income Actual	Gross Income Proforma
12	2Br/1Ba	900	\$1,640	\$1.82	\$1,750	\$1.94	\$236,160	\$252,000
INCOME							Current	Pro Forma
Gross Rental Income							\$236,160	\$252,000
Vacancy Allowance					5%	5%	\$(11,808)	\$(12,600)
EFFECTIVE GROSS INCOME							\$224,352	\$239,400
Other Income								
Laundry:							\$4,200	\$4,200
RUBS:							\$10,260	\$13,680
GROSS OPERATING INCOME							\$238,812	\$257,280
EXPENSES							Actual	Proforma
Property Tax (2024):							\$12,153	\$12,153
Property Insurance:							\$16,293	\$15,098
Utilities:							\$19,547	\$19,547
Trash:							\$3,393	\$3,393
Repairs & Maintenance:							\$10,800	\$10,800
Management:							\$14,329	\$18,010
Misc:							\$-	\$1,200
TOTAL EXPENSES							\$76,515	\$79,001
Expenses per Unit							\$6,376	\$6,583
NET OPERATING INCOME							\$162,297	\$178,279

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate.

PRICING SUMMARY

INVESTMENT SUMMARY

Price:	\$2,700,000
Price/Unit:	\$225,000
Price/SF:	\$241.42
Current Cap Rate:	6.01%

CURRENT

CASH FLOW INDICATORS

Net Operating Income	\$162,297
Debt Service	\$113,400
Net Cash Flow	\$48,897
Principal Reduction	\$0
Total Return	6.00%

PROFORMA

CASH FLOW INDICATORS

Net Operating Income	\$178,279
Debt Service	\$113,400
Net Cash Flow	\$64,879
Principal Reduction	\$0
Total Return	8.00%

PROPOSED FINANCING

Loan Amount:	\$1,890,000
Down Payment:	\$810,000
Interest Rate:	6.00%
Amortization:	Interest Only

VALUE INDICATORS

CAP Rate	6.01%
Price/Unit	\$225,000
Price/SF	\$241.42
Cash-on-Cash	6.04%

VALUE INDICATORS

CAP Rate	6.60%
Price/Unit	\$225,000
Price/SF	\$241.42
Cash-on-Cash	8.01%



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 8662, 8672, 8682 W 51st Avenue Arvada CO 80002 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.



One Broadway Suite A300
Denver, CO 80203
T: 303.962.9555
www.PinnacleREA.com



.....
INVESTMENT SALES TEAM
.....

JIM KNOWLTON

Owner/Principal

303.962.9543

JKnowlton@PinnacleREA.com

One Broadway Suite A300 | Denver, CO 80203 | **T:** 303.962.9555 | www.PinnacleREA.com