Sunland Villas

THE NEWELL TEAM

5720 W WARREN AVE, DENVER, CO 80227

PRICE REDUCED!

Confidential Offering Memorandum

PINNACLE
REAL ESTATE ADVISORS

Sunland Villas

5720 W Warren Ave,
Denver, CO 80227

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EXECUTIVE SUMMARY

Executive Summary

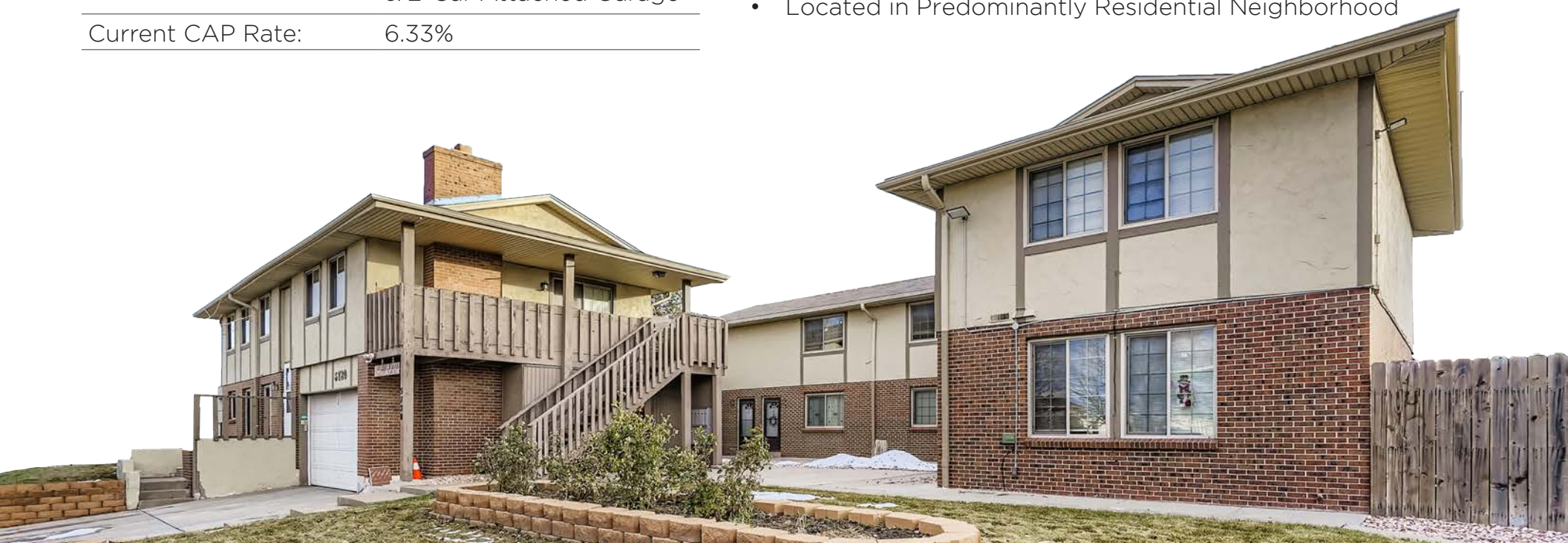
Sunland Villas

5720 W Warren Ave, Denver, CO 80227

Units:	9
Year Built:	1974
List Price:	~~$1,925,000~~ $1,800,000
Price/Unit:	$200,000
Price/SF:	$186.53
Building Type:	Brick & Stucco
Building Size:	9,650 SF
Lot Size:	0.42 Acres
Roof:	Pitched
Heating:	Forced Air
Parking:	12 Off-Street Spaces & 2-Car Attached Garage
Current CAP Rate:	6.33%

Property Features

- Priced Below Replacement Cost: $186/SF
- Excellent Unit Mix: (1) 1Bd/1Ba; (2) 2Bd/1Ba; (5) 2Bd/1.5Ba Townhomes; (1) 3Bd/1.5Ba Units
- Well Maintained Asset with Recent Capital Improvements Including: Newer Windows & Hot Water Heaters, Retaining Walls & Updated Parking Lot
- On-Site Coin-Op Laundry Room & Individual Storage Closets
- Townhome Units Include Private Fenced Back Yards
- 2-Car Attached Garage for 3Bd/1.5Ba Unit
- Quick Access to Belmar & River Point at Sheridan Shopping Centers
- Located in Predominantly Residential Neighborhood



Exterior Photos

SUNLAND Villas

Interior Photos

FINANCIAL ANALYSIS

Income & Expenses Analysis

SUNLAND Villas

Unit	Type	Rent
1	3Bd/1.5Ba	$2,000
2	1Bd/1Ba	$1,050
3	2Bd/1Ba	$1,500
4	2Bd/1Ba	$1,295
5	2Bd/1.5Ba TH	$1,485
6	2Bd/1.5Ba TH	$1,525
7	2Bd/1.5Ba TH	$1,425
8	2Bd/1.5Ba TH	$1,325
9	2Bd/1.5Ba TH	$1,600

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
1 Bed 1 Bath	1	500	$1,050	$1,050	$2.10	$1,150	$1,150	$2.30
2 Bed 1 Bath	2	900	$1,398	$2,795	$1.55	$1,450	$2,900	$1.61
2 Bed 1.5 Bath TH	5	1,040	$1,472	$7,360	$1.42	$1,575	$7,875	$1.51
3 Bed 1.5 Bath	1	1,500	$2,000	$2,000	$1.33	$2,150	$2,150	$1.43
TOTAL	**9**	**9,000**		**$13,205**			**$14,075**	

INCOME			Current		Pro Forma
Gross Potential Rent			**$158,460**		**$168,900**
Other Income					
Laundry Income	(Actual - Trailing 10 Months Annualized)		$3,600		$3,600
Total Other Income			**$3,600**		**$3,600**
Gross Potential Income			**$162,060**		**$172,500**
Vacancy/Collection Loss	(Estimated)	5.00%	($8,103)	5.00%	($8,625)
EFFECTIVE GROSS INCOME			**$153,957**		**$163,875**

EXPENSES			
Taxes	(Actual - 2025/ Actual - 2026)	$10,326	$11,392
Insurance	(Actual - T10 Annualized/ Quote: Distinguished)	$3,600	$10,640
Gas & Electric	(Actual - Trailing 11 Months Annualized)	$1,857	$1,857
Water & Sewer	(Actual - Trailing 11 Months Annualized)	$2,957	$2,957
Trash	(Actual - Trailing 11 Months Annualized)	$2,102	$2,102
On-Site Manager	(Actual - Trailing 11 Months Annualized/ Estimated)	$14,760	$0
Maintenance & Repairs	(Actual - Trailing 11 Months Annualized/ Est: $850/Unit/Year)	$4,364	$7,650
Management Fee	(Estimated: 7%)	$0	$11,471
TOTAL EXPENSES		**$39,966**	**$48,070**
Expenses per Unit		$4,441	$5,341
Expenses per SF		$4.44	$5.34
% OF EGI		26.0%	29.3%
NET OPERATING INCOME		**$113,991**	**$115,805**

Pricing Summary

SUNLAND Villas

Investment Summary	
Price:	$1,800,000
Price/Unit:	$200,000
Price/SF:	$186.53
Pro Forma CAP Rate:	6.43%

Proposed Financing		
Loan Amount:	60%	$1,080,000
Down Payment:	40%	$720,000
Interest:		5.75%
Amortization:		30 Years

Current		
CASH FLOW INDICATORS		
Net Operating Income		$113,991
Debt Service		($75,631)
Net Cash Flow	5.33%	$38,360
Principal Reduction		$13,893
Total Return	7.26%	$52,254

VALUE INDICATORS	
CAP Rate	6.33%
Price Per Unit	$200,000
Price Per Foot	$186.53

Pro Forma		
CASH FLOW INDICATORS		
Net Operating Income		$115,805
Debt Service		($75,631)
Net Cash Flow	5.58%	$40,174
Principal Reduction		$13,893
Total Return	7.51%	$54,068

VALUE INDICATORS	
CAP Rate	6.43%
Price Per Unit	$200,000
Price Per Foot	$186.53

SALES COMPARABLES

Comparable Sales

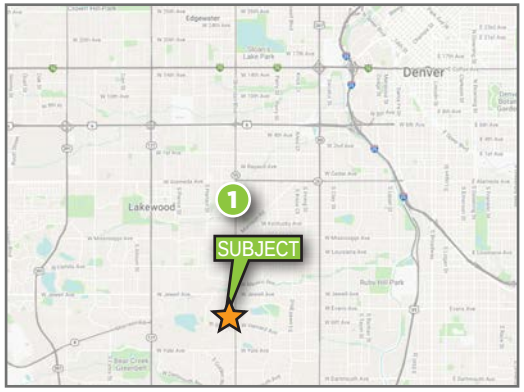
SUNLAND Villas

5269-5297 W Center Ave
Lakewood, CO

1

Number of Units:	14
Year Built:	1983
Sale Price:	$3,500,000
Sale Date:	1/29/2025
Price/Unit:	$250,000
Price/SF:	$271.32

Unit Mix:	
14	2Bd/1Ba

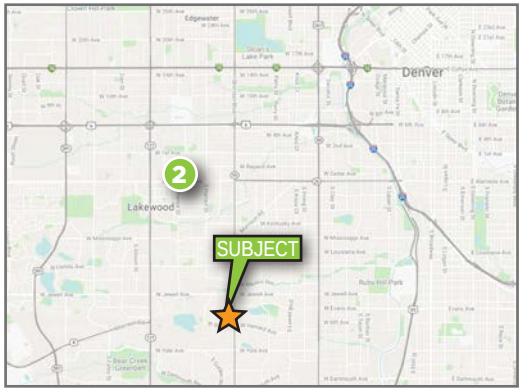


206 S Pierce Street
Lakewood, CO

2

Number of Units:	7
Year Built:	1962
Sale Price:	$1,555,000
Sale Date:	9/16/2025
Price/Unit:	$222,143
Price/SF:	$269.26

Unit Mix:	
7	2Bd/1Ba

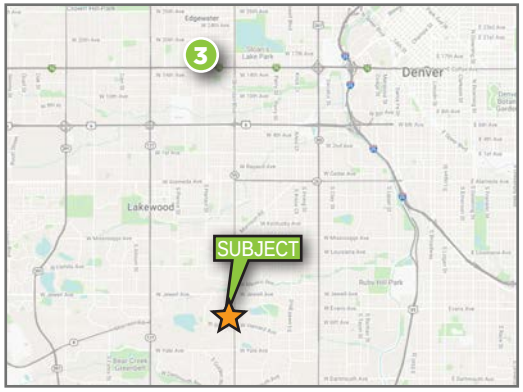


6160 W 17th Ave
Lakewood, CO

3

Number of Units:	5
Year Built:	1959
Sale Price:	$1,225,000
Sale Date:	11/24/2025
Price/Unit:	$245,000
Price/SF:	$284.62

Unit Mix:	
5	2Bd/1Ba



LOCATION OVERVIEW

Location Overview

SUNLAND Villas

POPULATION

1 mile	15,285
3 mile	145,564
5 mile	359,076

HOUSEHOLDS

1 mile	5,614
3 mile	55,033
5 mile	148,082

AVERAGE HH INCOME

1 mile	$109,955
3 mile	$88,222
5 mile	$98,842

Location Overview

SUNLAND Villas

DRIVE TIMES:

Downtown Denver	20 Minutes
Golden	25 Minutes
Denver International Airport	50 Minutes
Summit County/Mountains	70 Minutes
Colorado Springs	80 Minutes

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

DENVER
THE MILE HIGH CITY

Sunland Villas

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

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 5720 W Warren Ave, 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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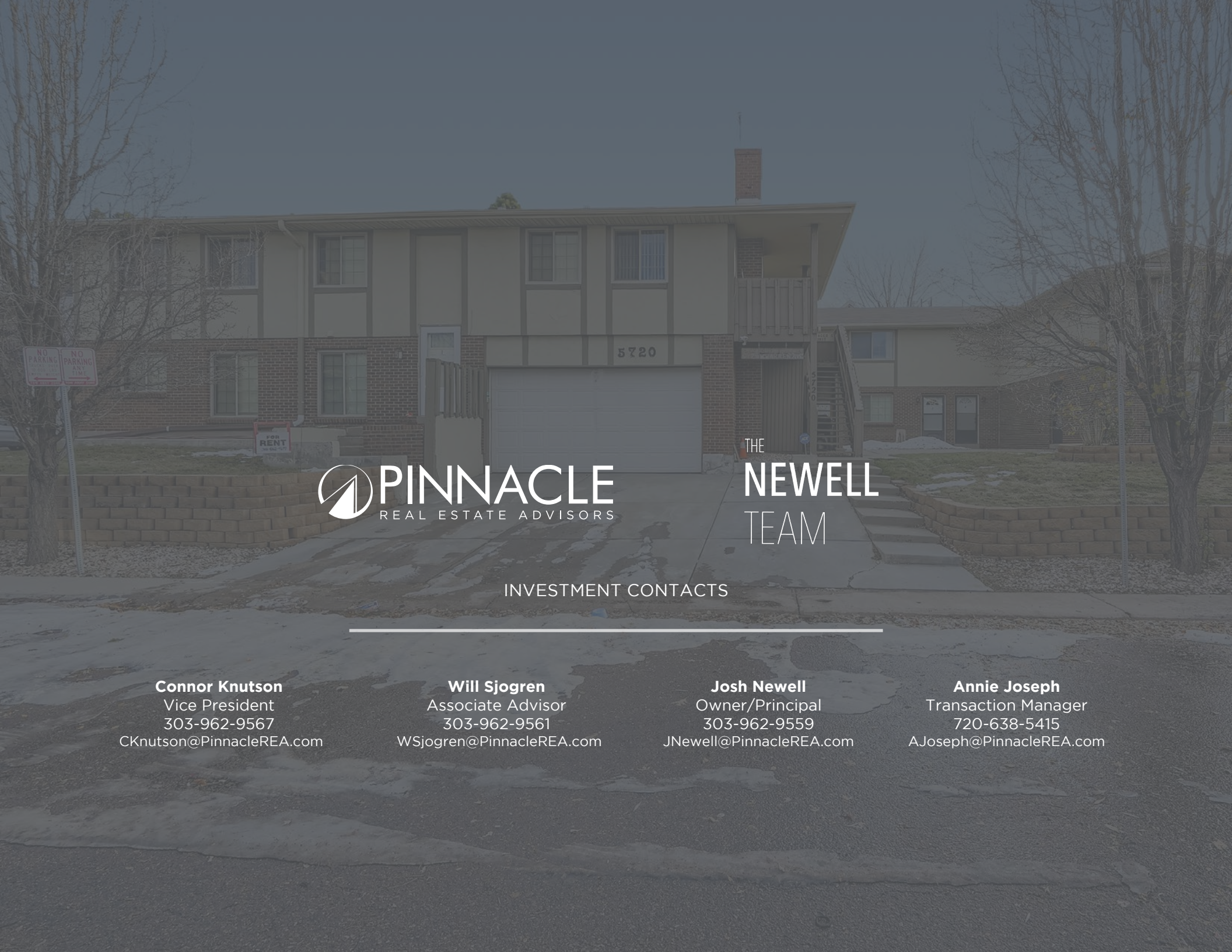

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