

# **Yukon Terrace** A P A R T M E N T S

1289 YUKON ST, LAKWOOD, CO 80214

**THE NEWELL TEAM**



Confidential Offering Memorandum

 **PINNACLE**  
REAL ESTATE ADVISORS

# Yukon Terrace A P A R T M E N T S

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# EXECUTIVE SUMMARY



# Executive Summary

## **Yukon Terrace APARTMENTS**

1289 Yukon Street, Lakewood, CO 80214

Units:	20
Year Built:	1973
List Price:	\$2,700,000
Price/Unit:	\$135,000
Price/SF:	\$230.18
Building Type:	Wood Frame & Stucco
Building Size:	11,730 SF
Lot Size:	0.61 Acres
Roof:	Flat
Heating:	Hot Water Boiler
Parking:	24 Off-Street Parking Spaces
Current CAP Rate:	6.81%
Cash on Cash Return:	6.10%
Total Return:	8.38%

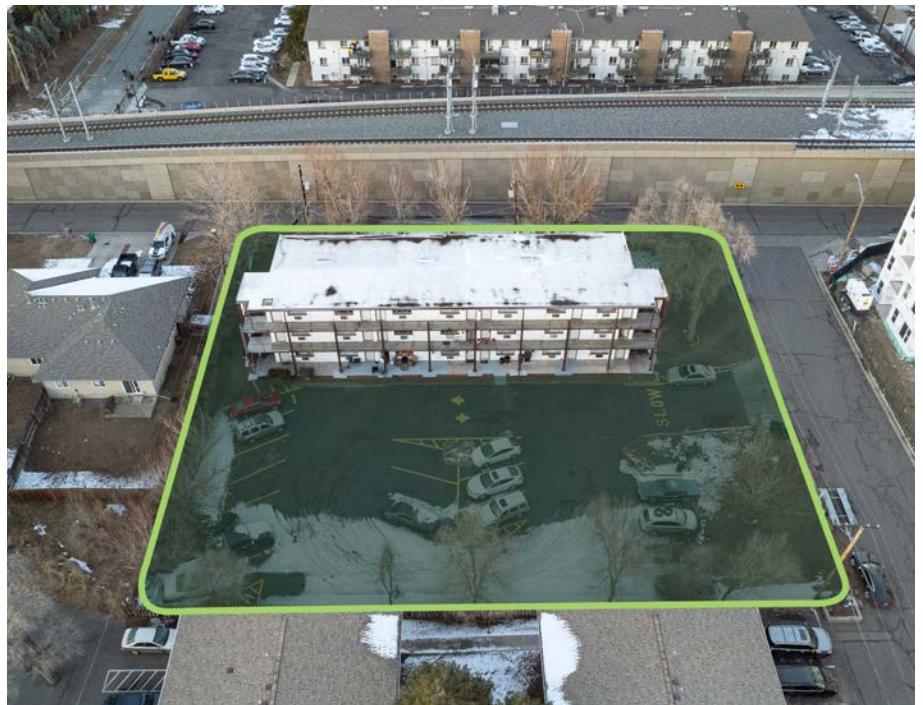
### **Property Features**

- 6.81% Current CAP Rate!
- 500 Feet from Lakewood-Wadsworth Light Rail Station, Providing Direct Access to Downtown Denver and Golden
- Recent Improvements Including a New Roof
- Private Balconies for Every Unit
- Located on Large 0.61 Acre Lot with Ample Parking
- 2 Miles from Belmar Shopping District, Offering Restaurants, Shops, Entertainment, and Grocery Options
- Only 10 Minutes from Major Employment Hubs Including the Denver Federal Center and St. Anthony Hospital
- Priced Below Comparable Properties
- Can Be Purchased with 7515 W 8th Place



# Exterior Photos

**Yukon  
Terrace  
APARTMENTS**



# Interior Photos

**Yukon  
Terrace  
APARTMENTS**



# FINANCIAL ANALYSIS



# Rent Roll

Unit	Type	Sq.Ft.	Rent	Utilities	Pet Rent
101	1Bd/1Ba	470	\$1,020	\$125	-
102	1Bd/1Ba	470	\$1,125	\$125	\$30
104	1Bd/1Ba	470	\$975	\$125	-
105	1Bd/1Ba	470	\$1,225	-	-
106	1Bd/1Ba	470	\$1,125	-	-
107	1Bd/1Ba	470	\$1,100	\$125	-
201	1Bd/1Ba	470	\$1,125	\$125	-
202	1Bd/1Ba	470	\$1,125	-	-
203	1Bd/1Ba	470	\$1,125	\$125	-
204	1Bd/1Ba	470	\$975	\$125	-
205	1Bd/1Ba	470	\$1,125	-	-
206	1Bd/1Ba	470	\$1,125	-	-
207	1Bd/1Ba	470	\$1,125	-	-
301	1Bd/1Ba	470	\$1,000	\$125	-
302	1Bd/1Ba	470	\$1,000	\$125	-
303	1Bd/1Ba	470	\$975	\$125	-
304	1Bd/1Ba	470	\$1,125	\$125	-
305	1Bd/1Ba	470	\$1,125	\$125	-
306	1Bd/1Ba	470	\$1,125	\$125	-
307	1Bd/1Ba	470	\$1,125	\$125	-
<b>20</b>			<b>\$21,770</b>	<b>\$1,750</b>	<b>\$30</b>

\* Vacant Units Display Market Rents

# 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
1 Bed 1 Bath	20	470	\$1,089	\$21,770	\$2.32	\$1,125	\$22,500	\$2.39
<b>TOTAL</b>	<b>20</b>	<b>9,400</b>		<b>\$21,770</b>			<b>\$22,500</b>	

INCOME		Current	Pro Forma
<b>Gross Potential Rent</b>		<b>\$261,240</b>	<b>\$270,000</b>
Other Income			
Utility Reimbursement	(Estimated: \$125/Unit/Month)	\$30,000	\$30,000
Laundry Income	(Actual - 2025/ Estimated: \$8/Unit/Month)	\$0	\$1,920
<b>Total Other Income</b>		<b>\$30,000</b>	<b>\$31,920</b>
<b>Gross Potential Income</b>		<b>\$291,240</b>	<b>\$301,920</b>
Vacancy/Collection Loss	(Estimated)	5.00% (\$14,562)	5.00% (\$15,096)
<b>EFFECTIVE GROSS INCOME</b>		<b>\$276,678</b>	<b>\$286,824</b>

## EXPENSES

Taxes	(Actual - 2025/ Estimated: 2026)	\$18,907	\$18,487
Insurance	(Actual - 2025/ Estimated: \$1,000/Unit/Year)	\$12,729	\$20,000
Utilities	(Actual - Trailing 11 Months Annualized)	\$28,875	\$28,875
Maintenance & Repairs	(Actual - Trailing 11 Months Annualized)	\$13,996	\$13,996
Onsite Manager	(Actual - Trailing 11 Months Annualized)	\$14,700	\$14,700
Management Fee	(Actual - Trailing 11 Months Annualized)	\$1,320	\$1,320
Legal & Professional	(Actual - Trailing 11 Months Annualized)	\$400	\$400
Advertising	(Actual - Trailing 11 Months Annualized)	\$1,836	\$1,836
<b>TOTAL EXPENSES</b>		<b>\$92,763</b>	<b>\$99,614</b>
Expenses per Unit		\$4,638	\$4,981
Expenses per SF		\$9.87	\$10.60
% OF EGI		33.5%	34.7%
<b>NET OPERATING INCOME</b>		<b>\$183,915</b>	<b>\$187,210</b>

# Pricing Summary

Investment Summary			Current			Pro Forma				
			CASH FLOW INDICATORS			CASH FLOW INDICATORS				
Price:	\$2,700,000		Net Operating Income	\$183,915		Net Operating Income	\$187,210			
Price/Unit:	\$135,000		Debt Service	(\$126,265)		Debt Service	(\$126,265)			
Price/SF:	\$230.18		Net Cash Flow	6.10%	\$57,650	Net Cash Flow	6.45%	\$60,944		
Current CAP Rate:	6.81%		Principal Reduction	\$21,552		Principal Reduction	\$21,552			
Proposed Financing			Total Return	8.38%	\$79,201	Total Return	8.73%	\$82,496		
			VALUE INDICATORS			VALUE INDICATORS				
Loan Amount:	65%	\$1,755,000	CAP Rate	6.81%		CAP Rate	6.93%			
Down Payment:	35%	\$945,000	Price Per Unit	\$135,000		Price Per Unit	\$135,000			
Interest:	6.00%		Price Per Foot	\$230.18		Price Per Foot	\$230.18			
Amortization:	30 Years									



# SALES COMPARABLES



# Sales Comparables

**1107 Carr St  
Lakewood, CO**



Number of Units: 17

Year Built: 1961

Sale Price: \$2,670,000

Sale Date: 4/7/2025

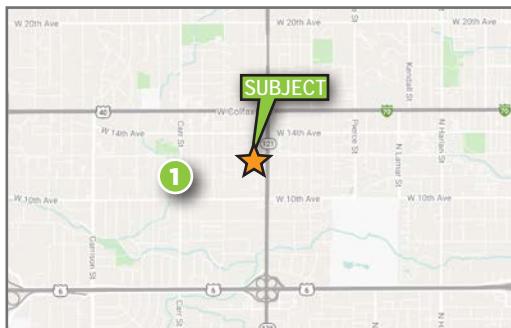
Price/Unit: \$157,059

Price/SF: \$188.53

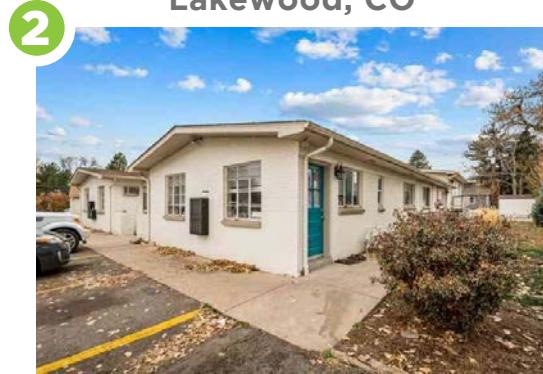
Unit Mix:

9 1Bd/1Ba

8 2Bd/1Ba



**1025 Ammons Street  
Lakewood, CO**



Number of Units: 18

Year Built: 1959

Sale Price: \$3,625,000

Sale Date: 04/15/2025

Price/Unit: \$201,389

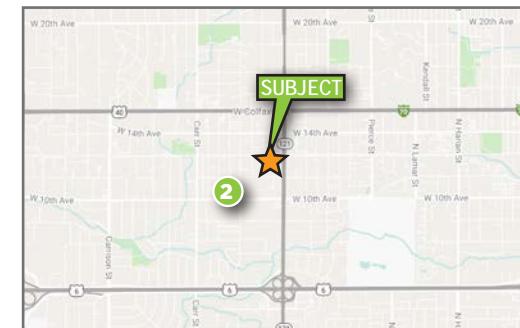
Price/SF: \$297.16

Unit Mix:

4 1Bd/1Ba

13 2Bd/1Ba

1 2Bd/2Ba



**1600-1604 Garland St  
Lakewood, CO**



Number of Units: 22

Year Built: 1928

Sale Price: \$3,300,000

Sale Date: 11/25/2025

Price/Unit: \$150,000

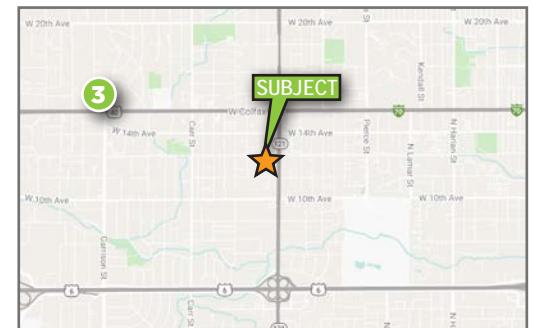
Price/SF: \$204.16

Unit Mix:

4 1Bd/1Ba

15 2Bd/1Ba

3 3Bd/1Ba



# LOCATION OVERVIEW



# Location Overview

## Yukon Terrace APARTMENTS



### POPULATION

1 mile	15,444
3 mile	139,984
5 mile	387,693



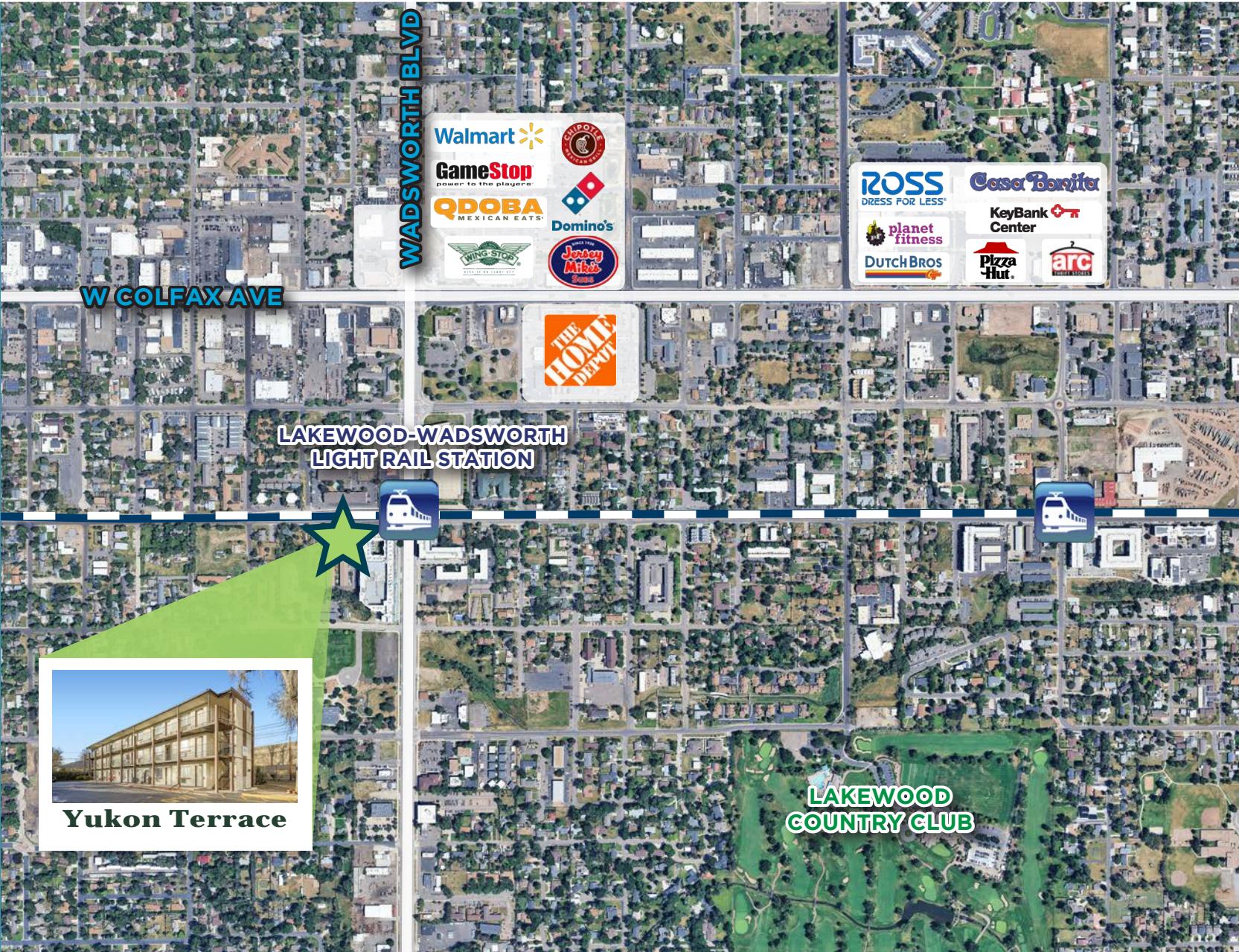
### HOUSEHOLDS

1 mile	7,037
3 mile	60,337
5 mile	169,532



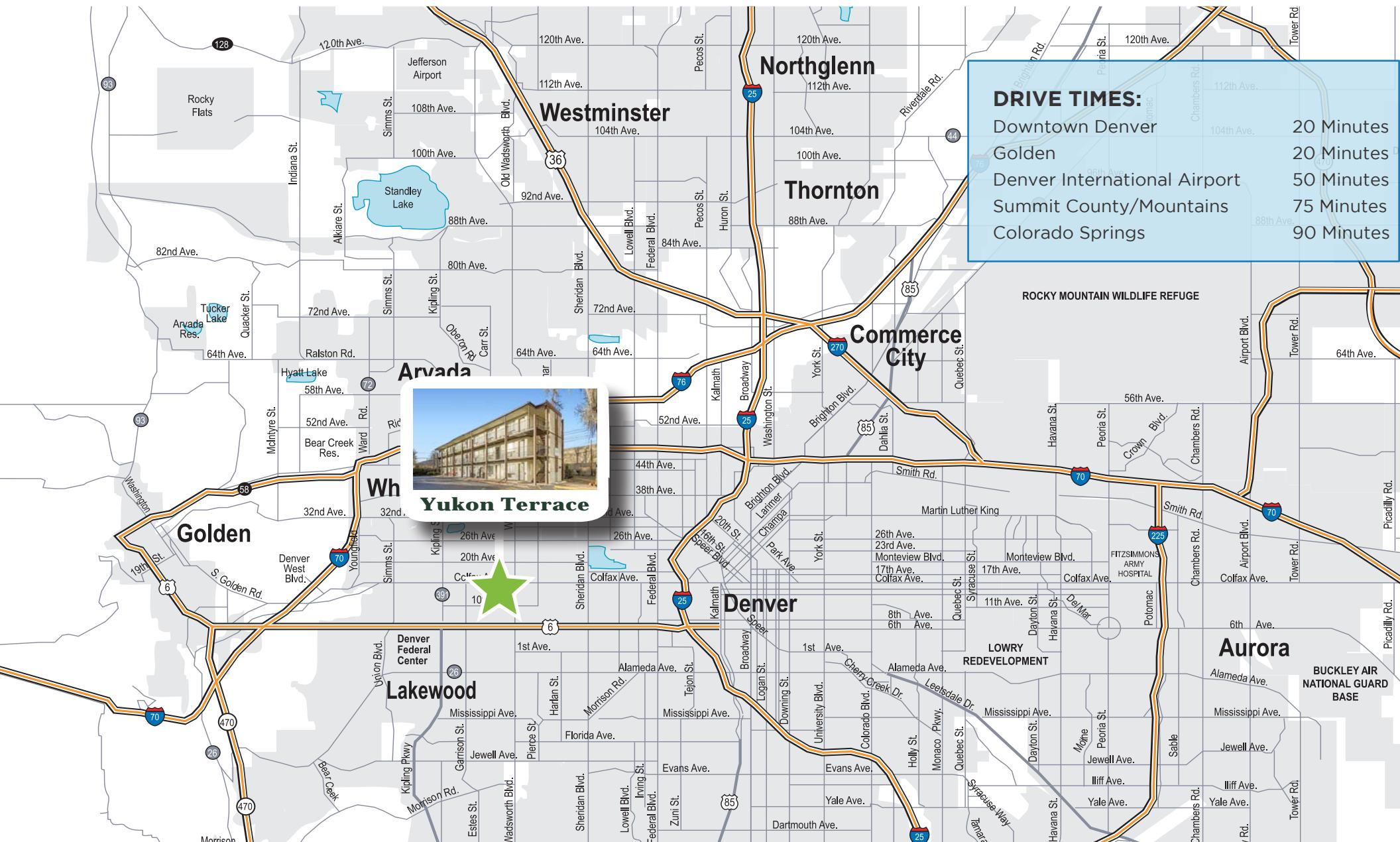
### AVERAGE HH INCOME

1 mile	\$74,995
3 mile	\$94,954
10 mile	\$103,807



# Location Overview

## Yukon Terrace APARTMENTS



# Location Overview



## Light Rail/Denver West Line

The West Rail Line is a 12.1-mile light rail transit corridor located between the Auraria Campus in downtown Denver and the Jefferson County Government Center in Golden. It serves Denver, Lakewood, the Federal Center, Golden, and Jefferson County.

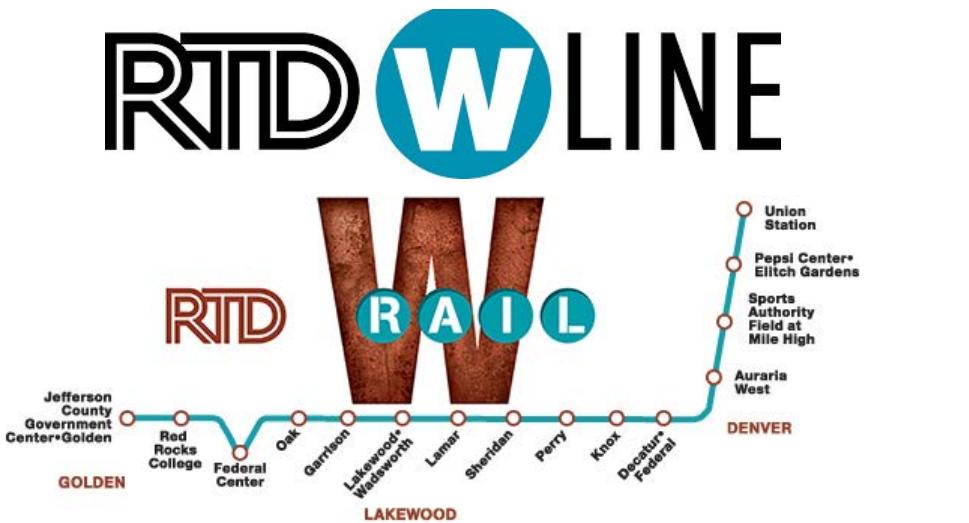
The West Rail Line travels through a series of parks in Denver, through residential neighborhoods along 13th Avenue in Lakewood, through the Lakewood Industrial Park, onto the Federal Center site, and along 6th Avenue to the Jefferson County Government Center on the western end of the project.

The city of Lakewood has rezoned much of the areas surrounding the light rail stations and the West Colfax corridor to accommodate for mixed-use and higher density projects.

There are 11 stations along the line: six with parking (Decatur | Federal, Sheridan, Lakewood | Wadsworth, Oak, Federal Center and Jefferson County Government Center | Golden); and six walkup/Kiss-n-Ride stations (Auraria West, Knox, Perry, Lamar, Garrison and Red Rocks College).

### Jefferson County Government Center Station

The Jefferson County Government Center Station is at the end of the line and located north of 6th Avenue and west of Johnson Road. Trains depart every 15-30 minutes and it is forecasted that 1,443 individuals will board or exit the light rail station on an average weekday in 2030.



# Location Overview



## CITY OF LAKWOOD



Lakewood is Colorado's fifth-largest city, with a population of more than 156,000. Located between the Rocky Mountain foothills and downtown Denver, it combines urban convenience with easy access to nature, offering 114 parks and 240 miles of trails. The city's economy is supported by major employers including the Denver Federal Center, Red Rocks Community College, St. Anthony Hospital, and Colorado Christian University. Lakewood is served by the RTD W Line, with seven light rail stations providing direct access to downtown Denver. Educational attainment is notably high—45.3% of residents hold a bachelor's degree or higher—reflecting a skilled, professional workforce and contributing to strong home values and household incomes.



**156,868**  
Population

**\$548,200**  
Median Home Value

**\$85,789**  
Median HH Income

**75,000+**  
Jobs

# Disclaimer

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