

Yukon Terrace APARTMENTS

1289 YUKON ST, LAKEWOOD, CO 80214

IN THE NEWELL TEAM



Confidential Offering Memorandum

 **PINNACLE**
REAL ESTATE ADVISORS

Yukon Terrace

APARTMENTS

1289 Yukon St, Lakewood, CO 80214

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THE NEWELL TEAM

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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

Yukon Terrace APARTMENTS

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	-
20			\$21,770	\$1,750	\$30

* 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
TOTAL	20	9,400		\$21,770			\$22,500	

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

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
TOTAL EXPENSES			\$92,763	\$99,614
Expenses per Unit			\$4,638	\$4,981
Expenses per SF			\$9.87	\$10.60
% OF EGI			33.5%	34.7%
NET OPERATING INCOME			\$183,915	\$187,210

Pricing Summary

Yukon Terrace APARTMENTS

Investment Summary

Price:	\$2,700,000
Price/Unit:	\$135,000
Price/SF:	\$230.18
Current CAP Rate:	6.81%

Proposed Financing

Loan Amount:	65%	\$1,755,000
Down Payment:	35%	\$945,000
Interest:	6.00%	
Amortization:	30 Years	

Current

CASH FLOW INDICATORS

Net Operating Income		\$183,915
Debt Service		(\$126,265)
Net Cash Flow	6.10%	\$57,650
Principal Reduction		\$21,552
Total Return	8.38%	\$79,201

VALUE INDICATORS

CAP Rate	6.81%
Price Per Unit	\$135,000
Price Per Foot	\$230.18

Pro Forma

CASH FLOW INDICATORS

Net Operating Income		\$187,210
Debt Service		(\$126,265)
Net Cash Flow	6.45%	\$60,944
Principal Reduction		\$21,552
Total Return	8.73%	\$82,496

VALUE INDICATORS

CAP Rate	6.93%
Price Per Unit	\$135,000
Price Per Foot	\$230.18



SALES COMPARABLES



Sales Comparables

Yukon Terrace APARTMENTS

1107 Carr St Lakewood, CO

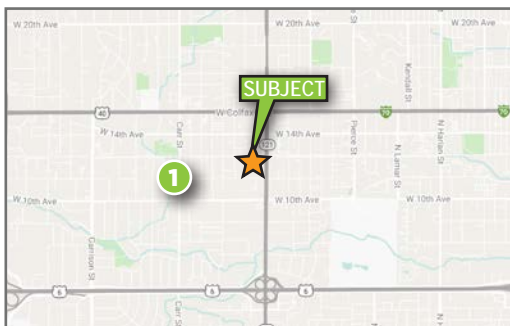
1



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

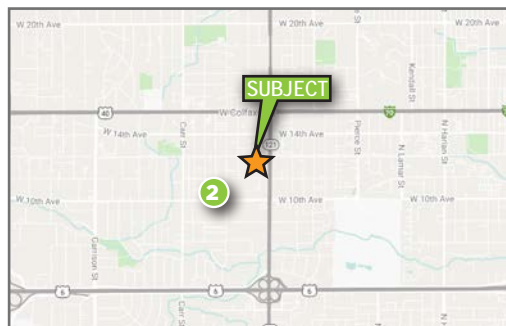
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Number of Units:	18
Year Built:	1959
Sale Price:	\$3,625,000
Sale Date:	04/15/2025
Price/Unit:	\$201,389
Price/SF:	\$297.16

Unit Mix:

4	1Bd/1Ba
13	2Bd/1Ba
1	2Bd/2Ba



1600-1604 Garland St Lakewood, CO

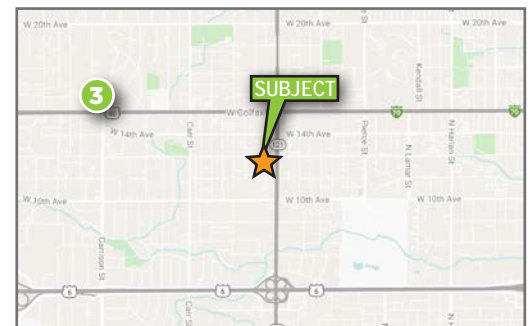
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Number of Units:	22
Year Built:	1928
Sale Price:	\$3,300,000
Sale Date:	11/25/2025
Price/Unit:	\$150,000
Price/SF:	\$204.16

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

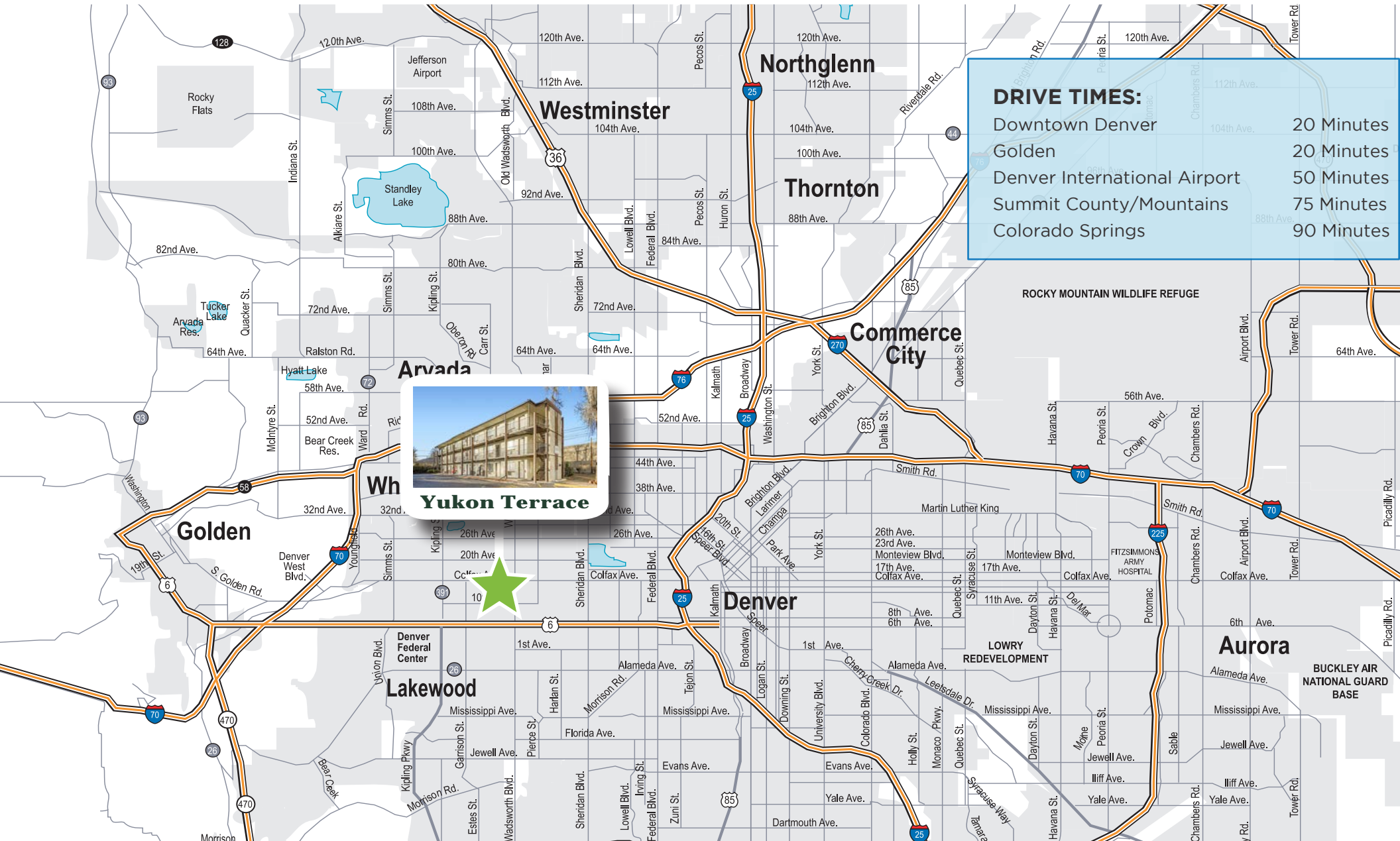


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Location Overview

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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

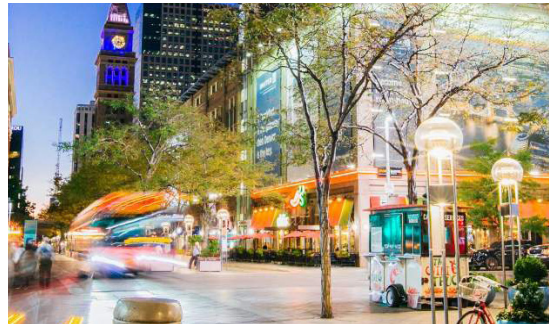
The Jefferson County Government Center Station is at the end of the line and located north of 6th Avenue and west of Johnson Road. Trains depart every 15-30 minutes and it is forecasted that 1,443 individuals will board or exit the light rail station on an average weekday in 2030.



Location Overview



CITY OF LAKEWOOD



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

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 1289 Yukon Street, Lakewood, CO 80214 (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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