

# 6651-6671 E 63RD PLACE

COMMERCE CITY, CO 80022

**NI** THE NEWELL TEAM

Confidential Offering Memorandum

**PINNACLE**  
REAL ESTATE ADVISORS



6651, 6661 & 6671 E 63rd Place

Commerce City, CO 80022

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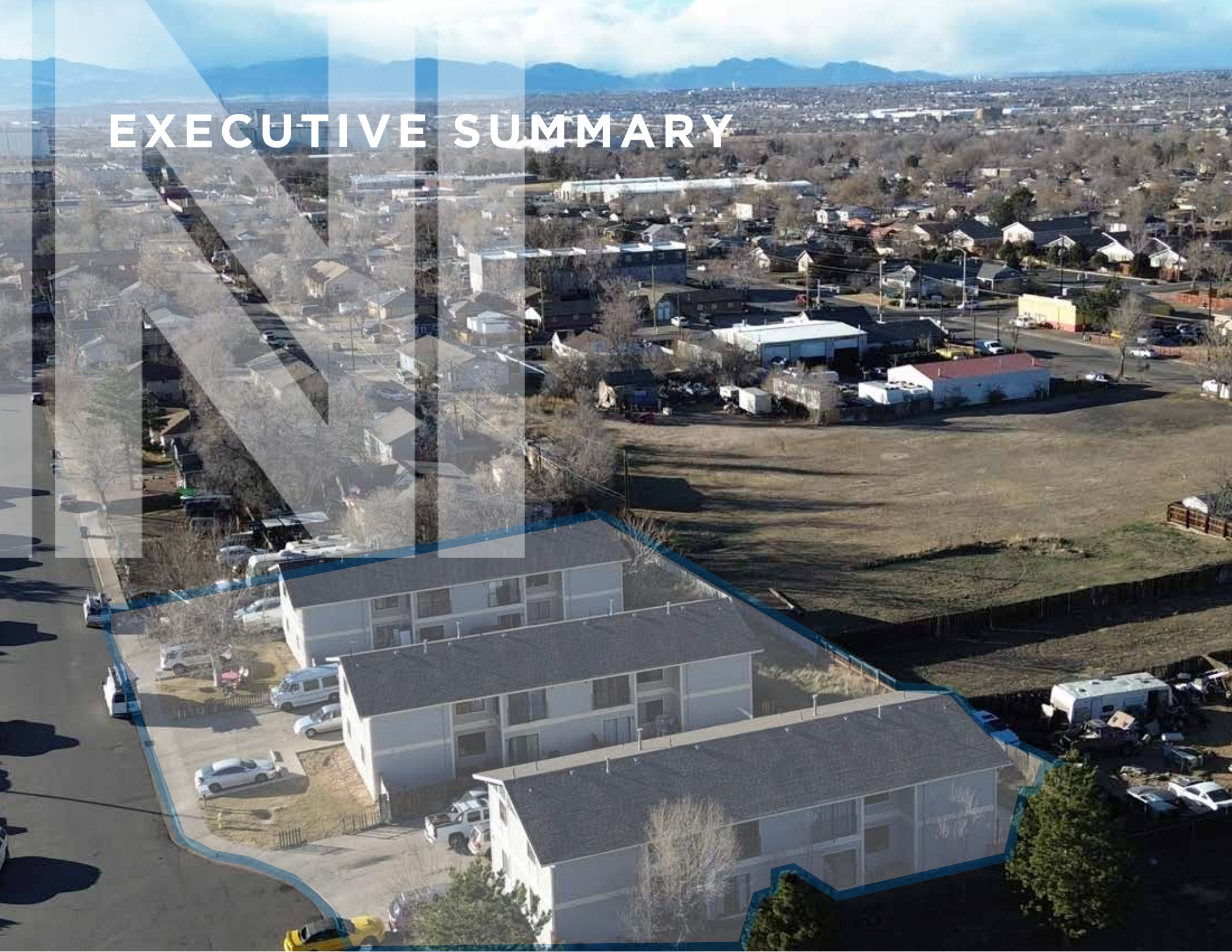
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# EXECUTIVE SUMMARY



# Executive Summary



## 6651-6671 E 63rd Place

Commerce City, CO 80022

Units:	12
Year Built:	1999
List Price:	\$2,945,000
Price/Unit:	\$245,417
Price/SF:	\$207.63
Building Type:	Wood Siding
Building Size:	14,184 SF
Lot Size:	0.71 Acres
Roofs:	Pitched
Heating:	Forced Air
Parking:	9 Tandem & 6 Off-Street Spaces
Current CAP Rate:	7.30%
Cash on Cash Return:	8.20%
Total Return:	12.06%

### Property Features

- 7.30% Current CAP Rate!
- (3) Individually Deeded 4-Plexes
- All Large, 3Bd/1Ba Units
- Rare, 1999 Year of Construction
- Strong Rental History: Just 1.13% Vacancy in Last 12 Months
- Recent Capital Improvements Include Newer: Roof, Exterior Paint & Furnaces
- Strong Historical Occupancy
- Washer/Dryer Hookups, Furnace & Hot Water Heater Dedicated to Each Unit
- New Roof & Exterior Paint
- Future Exit Strategy: Sell Each 4-Plex Individually
- Large, Private Backyards
- Quick Access to I-270, Downtown Denver and Denver International Airport



# Property Overview



# FINANCIAL ANALYSIS



# Income & Expense Analysis



Unit	Type	Rent
6651-A	3Bd/1Ba	\$1,700
6651-B	3Bd/1Ba	\$1,700
6651-C	3Bd/1Ba	\$1,800
6651-D	3Bd/1Ba	\$1,850
6661-A	3Bd/1Ba	\$1,850
6661-B	3Bd/1Ba	\$1,850
6661-C	3Bd/1Ba	\$1,750
6661-D	3Bd/1Ba	\$1,950
6671-A	3Bd/1Ba	\$1,850
6671-B	3Bd/1Ba	\$2,000
6671-C	3Bd/1Ba	\$1,700
6671-D	3Bd/1Ba	\$1,850
		<b>\$21,850</b>

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	
3 Bed 1 Bath	12	1,000	\$1,821	\$21,850	\$1.82	\$1,900	\$22,800	\$1.90	
<b>TOTAL</b>	<b>12</b>	<b>12,000</b>		<b>\$21,850</b>			<b>\$22,800</b>		

INCOME		Current	Pro Forma
<b>Gross Potential Income</b>		<b>\$262,200</b>	<b>\$273,600</b>
Vacancy/Collection Loss	(Actual - Trailing 12 Months/ Estimated)	1.13% (\$2,950)	3.00% (\$8,208)
<b>EFFECTIVE GROSS INCOME</b>		<b>\$259,250</b>	<b>\$265,392</b>

EXPENSES			
Taxes	(Actual - 2025)	\$19,941	\$19,941
Insurance	(Actual - Trailing 12 Months)	\$12,882	\$12,882
Utilities	(Actual - Trailing 12 Months)	\$5,480	\$5,480
Maintenance & Repairs	(Actual - Trailing 12 Months)	\$4,713	\$4,713
Snow Removal/Landscaping	(Actual - Trailing 12 Months)	\$1,200	\$1,200
Management Fee	(Actual - Trailing 12 Months/ Estimated: 7%)	\$0	\$18,577
<b>TOTAL EXPENSES</b>		<b>\$44,216</b>	<b>\$62,793</b>
Expenses per Unit		\$3,685	\$5,233
Expenses per SF		\$3.68	\$5.23
% OF EGI		17.1%	23.7%
<b>NET OPERATING INCOME</b>		<b>\$215,034</b>	<b>\$202,599</b>

# Pricing Summary



## Investment Summary

Price:	\$2,945,000
Price/Unit:	\$245,417
Price/SF:	\$207.63
Current CAP Rate:	7.30%

## Proposed Financing

Loan Amount:	75%	\$2,208,750
Down Payment:	25%	\$736,250
Interest:	5.75%	
Amortization:	30 Years	

## Current

### CASH FLOW INDICATORS

Net Operating Income		\$215,034
Debt Service		(\$154,676)
Net Cash Flow	8.20%	\$60,358
Principal Reduction		\$28,414
Total Return	12.06%	\$88,772

### VALUE INDICATORS

CAP Rate	7.30%
Price Per Unit	\$245,417
Price Per Foot	\$207.63

## Pro Forma

### CASH FLOW INDICATORS

Net Operating Income		\$202,599
Debt Service		(\$154,676)
Net Cash Flow	6.51%	\$47,923
Principal Reduction		\$28,414
Total Return	10.37%	\$76,337

### VALUE INDICATORS

CAP Rate	6.88%
Price Per Unit	\$245,417
Price Per Foot	\$207.63



# SALES COMPARABLES



# Sales Comparables



**66 S 22nd Avenue  
Brighton, CO**

1



Number of Units:	6
Year Built:	1980
Sale Price:	\$1,240,000
Sale Date:	04/28/2025
Price/Unit:	\$206,667
Price/SF:	\$198.65

Unit Mix:	
6	2Bd/1.5Ba

**7461 & 7481 Quitman St  
Westminster, CO**

2



Number of Units:	16
Year Built:	1975-1979
Sale Price:	\$3,405,000
Sale Date:	10/10/2025
Price/Unit:	\$212,813
Price/SF:	\$242.11

Unit Mix:	
16	2Bd/1Ba

**8662-8682 W 51st Ave  
Arvada, CO**

3



Number of Units:	12
Year Built:	1961
Sale Price:	\$2,565,000
Sale Date:	12/15/2025
Price/Unit:	\$213,750
Price/SF:	\$229.35

Unit Mix:	
12*	2Bd/1Ba

\*(3) Four-Plexes

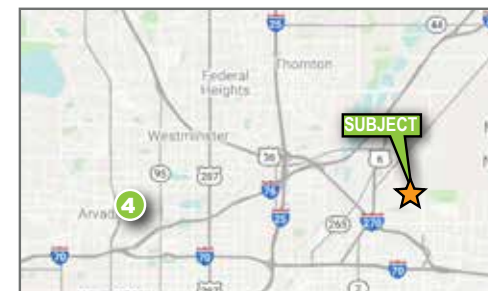
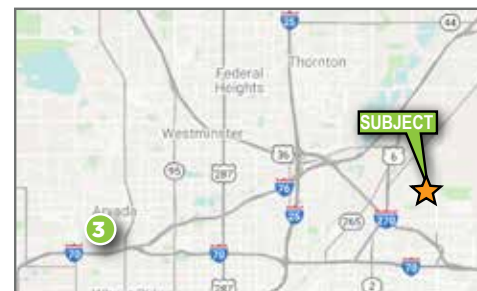
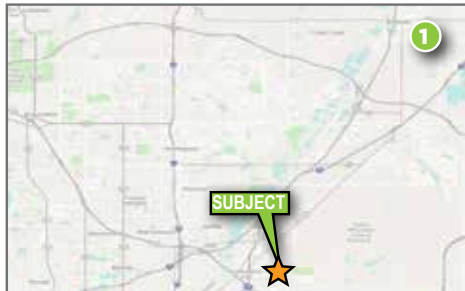
**5815 Pierce Street  
Arvada, CO**

4



Number of Units:	8
Year Built:	1983
Sale Price:	\$1,925,000
Sale Date:	01/21/2026
Price/Unit:	\$240,625
Price/SF:	\$240.63

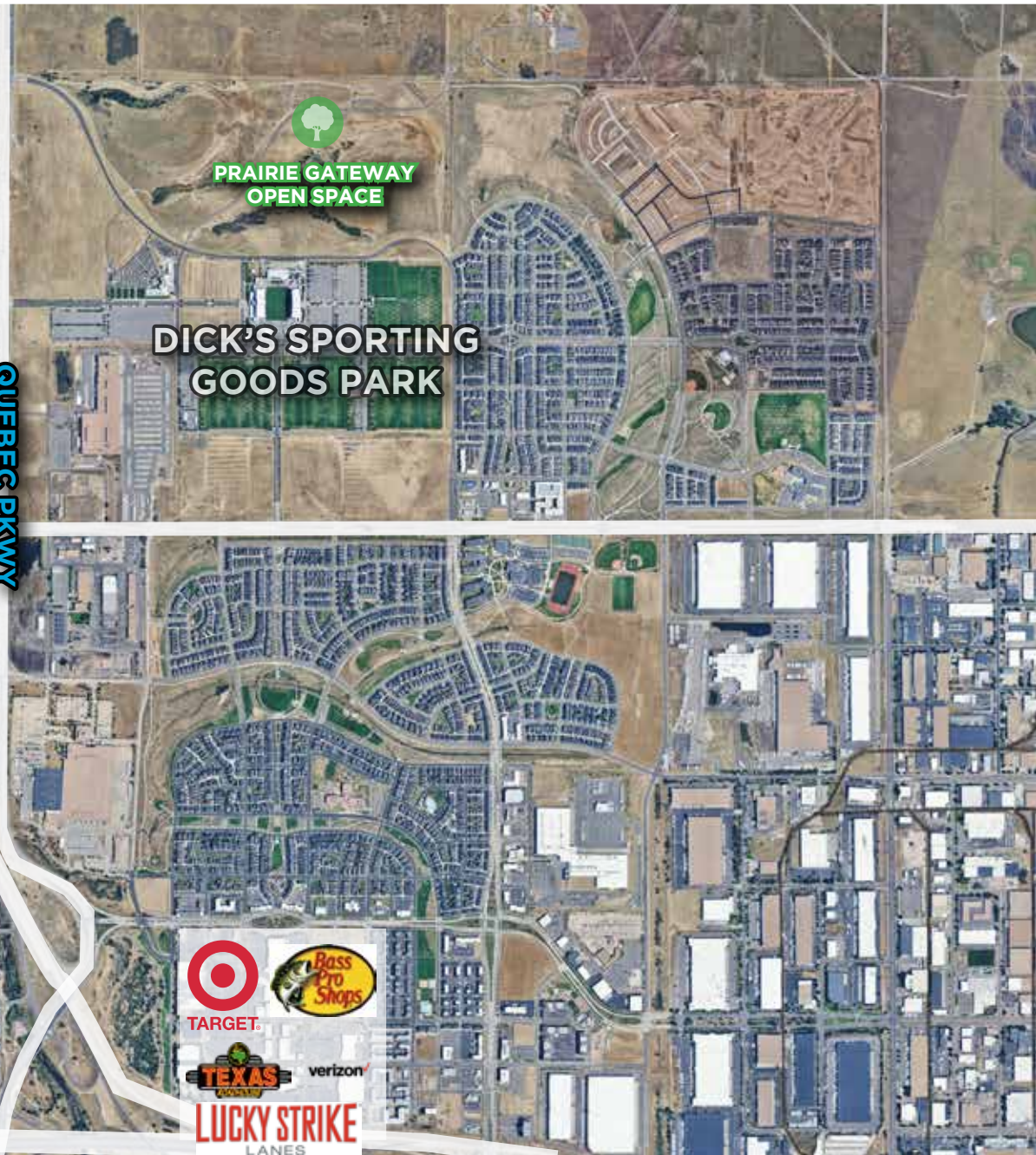
Unit Mix:	
8	2Bd/1.5Ba



# LOCATION OVERVIEW



# Location Overview



# Location Overview



## COMMERCE CITY

As one of Colorado's fastest-growing communities, Commerce City is evolving from its industrial roots into a dynamic hub for families, professionals, and investors. Strategically located along the Front Range, just minutes from Downtown Denver and Denver International Airport, the city offers unmatched access, connectivity, and opportunity.

Commerce City is a diverse, welcoming, and thriving community where residents enjoy 25 miles of scenic trails, 840 acres of parks and open space, a championship golf course, and one of the nation's largest soccer complexes. Home to the Rocky Mountain Arsenal National Wildlife Refuge, it uniquely blends urban convenience with expansive natural beauty.

With more than 1,400 businesses, ranging from global corporations to innovative local start-ups, Commerce City serves as a key center of employment and economic growth in the region. Major employers include Suncor Energy, FedEx Ground, United Parcel Service (UPS), Greyhound Lines, and a growing number of logistics, energy, and manufacturing firms. The city's strategic location along I-70, I-76, and E-470 provides excellent connectivity for distribution and commerce, attracting continued industrial and residential investment.

Over the past decade, Commerce City's population has surged by nearly 40%, growing from approximately 49,000 residents in 2010 to more than 68,000 in 2023 — making it one of the top 10 fastest-growing cities in Colorado. A young median age (33 years) and expanding employment base are fueling consistent housing demand, particularly for high-quality multifamily housing and mixed-use developments.



Dick's Sporting Goods Park in Commerce City, home of the Colorado Rapids Major League Soccer franchise.

COMMERCE CITY  
POPULATION  
**68,248**

MEDIAN HOME  
VALUE  
**\$513K**

LABOR FORCE  
IN COMMERCE CITY  
**31,336**

# Location Overview



**6651-6671 E 63rd Place**

# 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 6651, 6661 & 6671 E 63rd Place in Commerce City (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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