

5955 YUKON STREET

ARVADA, CO 80004

INI **THE NEWELL TEAM**



5955 Yukon Street

Arvada, CO 80004

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EXECUTIVE SUMMARY



Executive Summary



5955 Yukon Street

Arvada, CO 80004

Units:	6
Year Built:	1960
List Price:	\$1,125,000
Price/Unit:	\$187,500
Price/SF:	\$197.37
Building Type:	Brick
Building Size:	5,700 SF
Lot Size:	0.49 Acres
Roof:	Pitched
Heating:	Boiler
Parking:	(13) Off-Street Spaces
CAP Rate:	7.27%
Cash on Cash Return:	7.40%
Total Return:	9.68%

Property Features

- Beautifully Renovated, Turn-Key Asset with Newer: Kitchens, Bathrooms, Floors, Roof, Windows, and Parking Lot
- 7.27% Current CAP Rate!
- Just 2.14% Vacancy in Past 12 Months
- Mostly 2Bd/1Ba and 2Bd/2Ba Units
- (6) Large Storage Lockers Provide Additional Income
- Only ½ Mile from Olde Town Arvada Boasting Trendy Bars, Restaurants & Entertainment
- Walk to Public Transportation Including Olde Town Lightrail Station
- Quick Access to I-70, Downtown Denver and Rocky Mountains
- Adjacent to Large Park
- Can be Purchased with 1331 Columbine St, Denver and/or 1401 Detroit St, Denver



Interior Photos



Interior Photos



Exterior Photos



FINANCIAL ANALYSIS



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	1	750	\$1,268	\$1,268	\$1.69	\$1,275	\$1,275	\$1.70
2 Bed 1 Bath	3	900	\$1,763	\$5,288	\$1.96	\$1,775	\$5,325	\$1.97
2 Bed 2 Bath	2	900	\$1,720	\$3,440	\$1.91	\$1,825	\$3,650	\$2.03
TOTAL	6	5,250		\$9,996			\$10,250	

INCOME

			Current	Pro Forma
Gross Potential Rent			\$119,946	\$123,000
Other Income				
Storage Income	(Actual - T12 Months/ Estimated: \$25/Space/Month)		\$1,248	\$1,800
Total Other Income			\$1,248	\$1,800
Gross Potential Income			\$121,194	\$124,800
Vacancy/Collection Loss	(Actual - Trailing 12 Months/ Estimated)	2.14%	(\$2,599)	5.00% (\$6,240)
EFFECTIVE GROSS INCOME			\$118,595	\$118,560

EXPENSES

Taxes	(Actual - Trailing 12 Months)		\$7,556	\$7,556
Insurance	(Actual - Trailing 12 Months)		\$5,696	\$5,696
Utilities	(Actual - Trailing 12 Months)		\$9,099	\$9,099
Maintenance & Repairs	(Estimated: \$850/Unit/Year)		\$5,100	\$5,100
Management Fee	(Estimated: 7%)		\$8,302	\$8,299
Legal & Professional	(Actual - Trailing 12 Months)		\$1,111	\$1,111
TOTAL EXPENSES			\$36,864	\$36,861
Expenses per Unit			\$6,144	\$6,144
Expenses per SF			\$7.02	\$7.02
% OF EGI			31.1%	31.1%
NET OPERATING INCOME			\$81,731	\$81,699

Pricing Summary



Investment Summary

Price:	\$1,125,000
Price/Unit:	\$187,500
Price/SF:	\$197.37
Current CAP Rate:	7.27%

Proposed Financing

Loan Amount:	65%	\$731,250
Down Payment:	35%	\$393,750
Interest:	6.00%	
Amortization:	30 Years	

Current

CASH FLOW INDICATORS

Net Operating Income		\$81,731
Debt Service		(\$52,611)
Net Cash Flow	7.40%	\$29,121
Principal Reduction		\$8,980
Total Return	9.68%	\$38,101

VALUE INDICATORS

CAP Rate	7.27%
Price Per Unit	\$187,500
Price Per Foot	\$197.37

Pro Forma

CASH FLOW INDICATORS

Net Operating Income		\$81,699
Debt Service		(\$52,611)
Net Cash Flow	7.39%	\$29,088
Principal Reduction		\$8,980
Total Return	9.67%	\$38,068

VALUE INDICATORS

CAP Rate	7.26%
Price Per Unit	\$187,500
Price Per Foot	\$197.37



SALES COMPARABLES



Comparable Sales



4560 Everett Street Wheat Ridge

8662 W 51st Ave Arvada

9945 W 59th Place Arvada

10900 W 44th Place Wheat Ridge



Number of Units:	7
Year Built:	1962
Sale Price:	\$1,700,000
Sale Date:	6/16/2025
Price/Unit:	\$242,857
Price/SF:	\$290.60

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

Number of Units:	8
Year Built:	1958
Sale Price:	\$1,465,000
Sale Date:	1/7/2026
Price/Unit:	\$183,125
Price/SF:	\$202.57

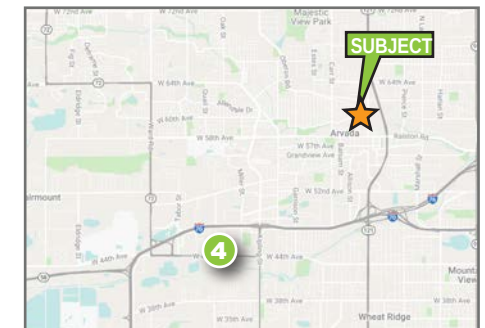
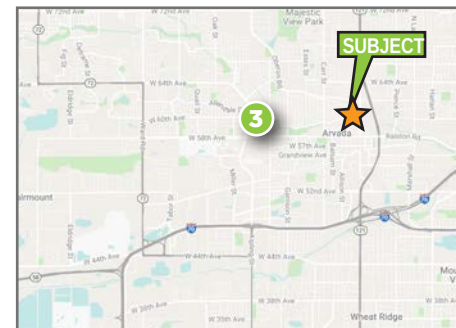
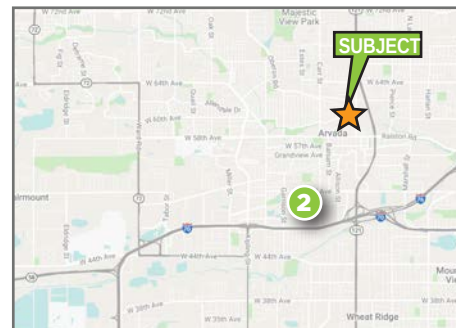
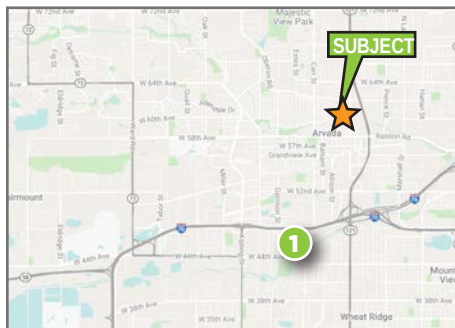
Number of Units:	7
Year Built:	1961
Sale Price:	\$1,500,000
Sale Date:	3/4/2026
Price/Unit:	\$214,286
Price/SF:	\$233.50

Unit Mix:	
1	1Bd/1Ba
6	2Bd/1Ba

Unit Mix:	
12	2Bd/1Ba

Unit Mix:	
6	2Bd/1Ba
2	3Bd/1Ba

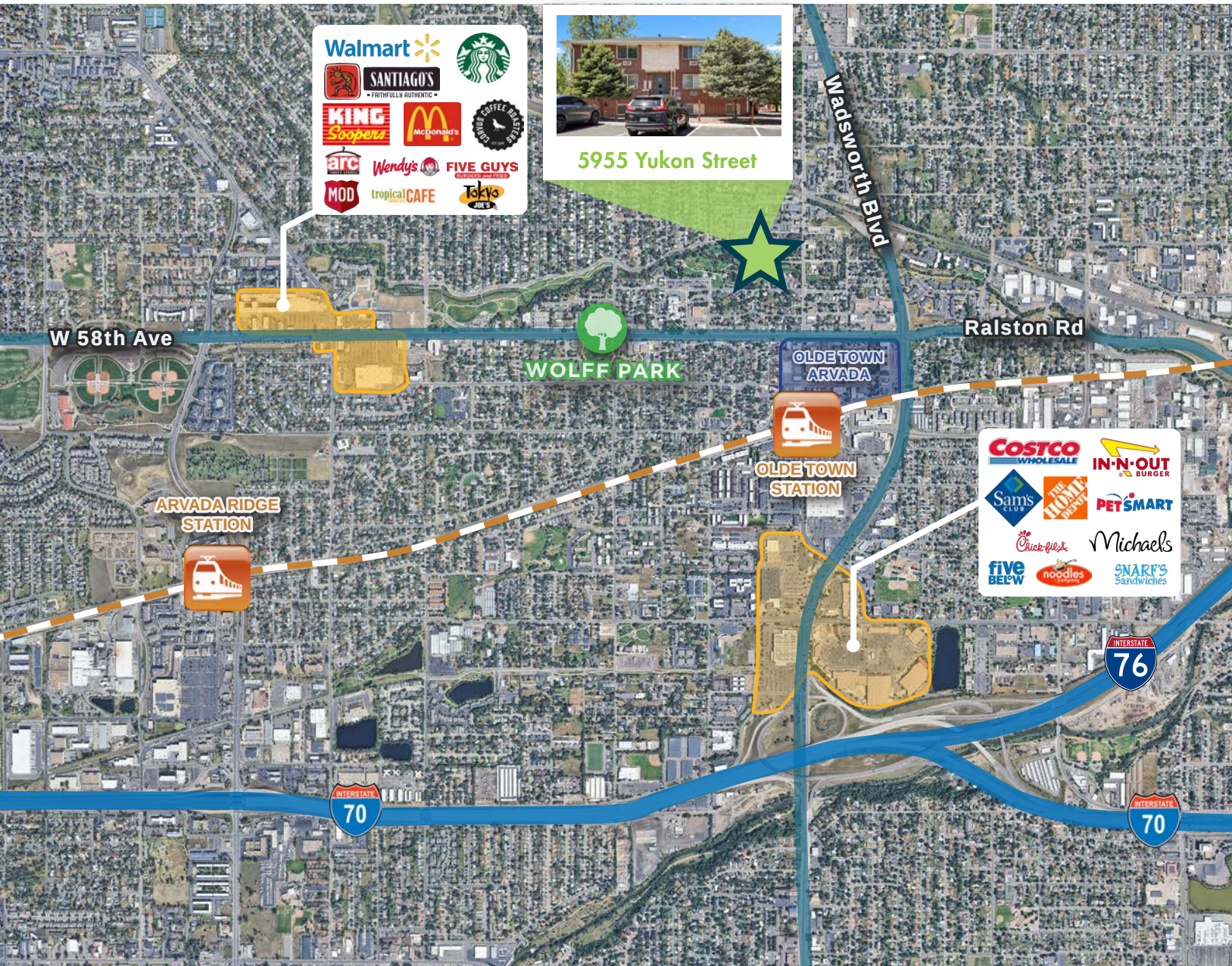
Unit Mix:	
7	2Bd/1Ba



LOCATION OVERVIEW



Location Overview



POPULATION

1 mile	17,463
3 mile	122,247
5 mile	335,199



HOUSEHOLDS

1 mile	8,074
3 mile	51,356
5 mile	141,385



AVERAGE HH INCOME

1 mile	\$105,077
3 mile	\$115,009
5 mile	\$124,667



123,066

Residents



\$114,384

**Median Household
Income**



\$553,000

**Median Home
Value**



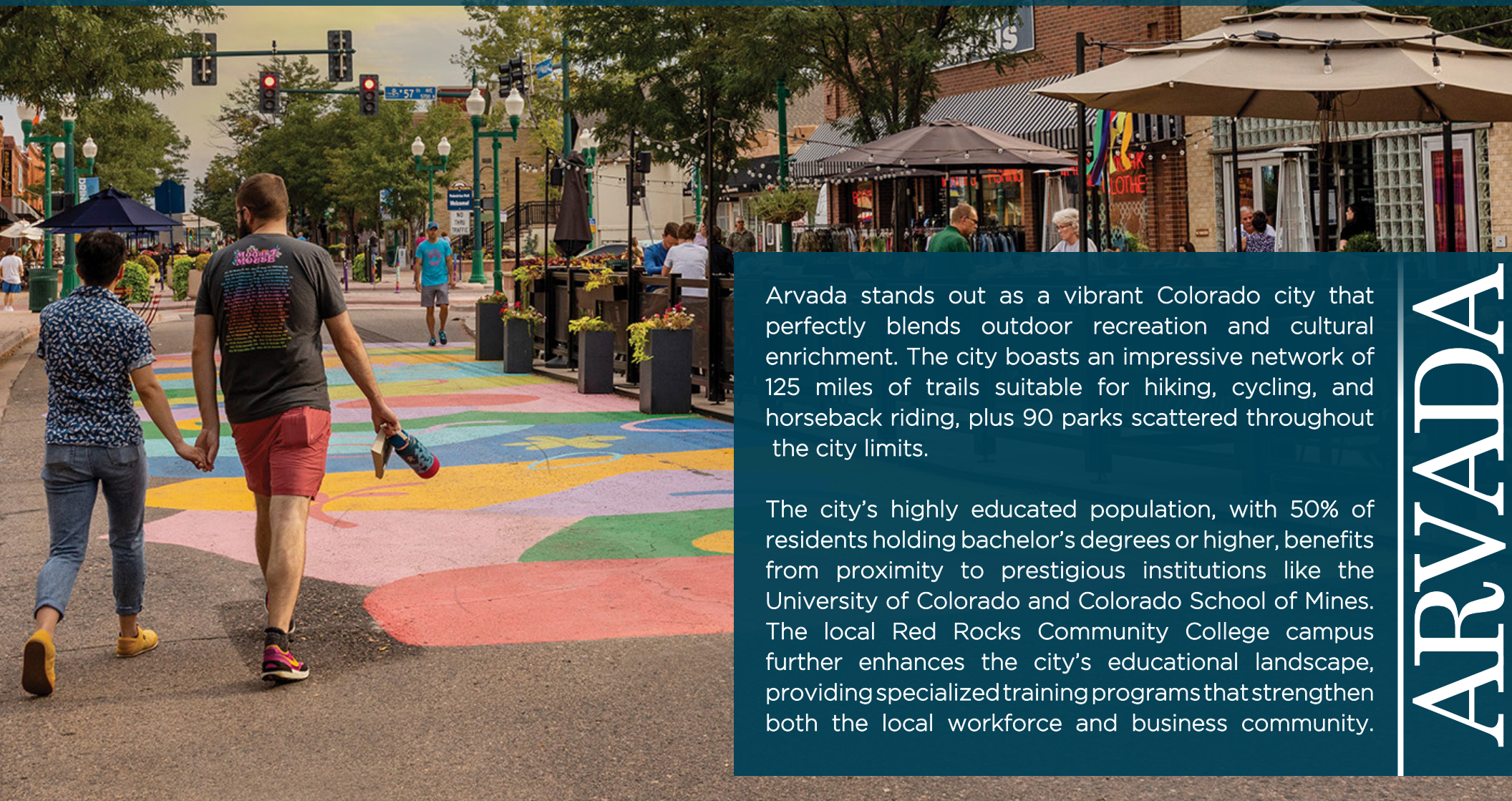
73%

**White Collar
Workers**



51,261

Households



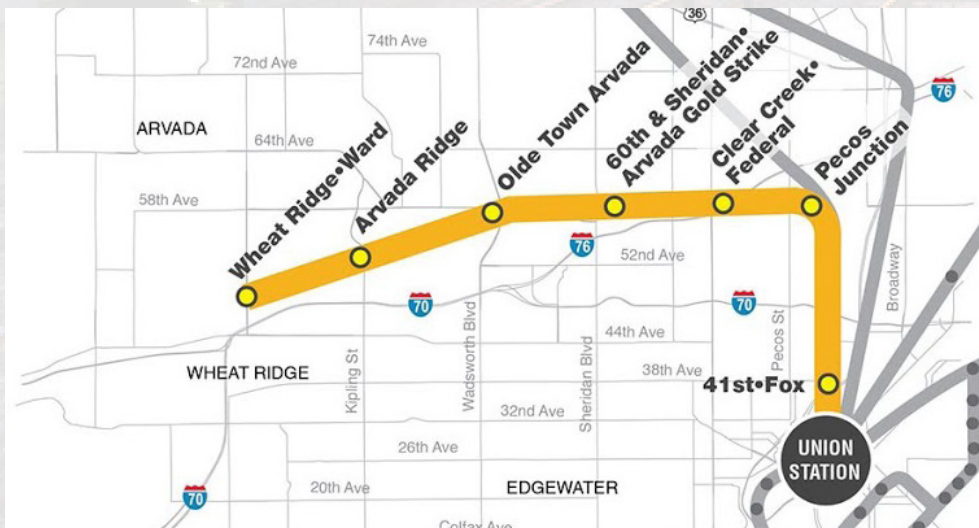
Arvada stands out as a vibrant Colorado city that perfectly blends outdoor recreation and cultural enrichment. The city boasts an impressive network of 125 miles of trails suitable for hiking, cycling, and horseback riding, plus 90 parks scattered throughout the city limits.

The city's highly educated population, with 50% of residents holding bachelor's degrees or higher, benefits from proximity to prestigious institutions like the University of Colorado and Colorado School of Mines. The local Red Rocks Community College campus further enhances the city's educational landscape, providing specialized training programs that strengthen both the local workforce and business community.

ARVADA



The G Line connects residents of Arvada and Wheat Ridge to the Denver metro area with fast, convenient service. From Arvada Station, it's just a 20-minute ride to Union Station in downtown Denver. The line provides seamless access to RTD's extensive network, one of the largest and most reliable transit systems in the country. Whether you're commuting, traveling, or exploring, the G Line connects you to the entire rail system, including direct service to Denver International Airport.



Location Overview



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 5955 Yukon Street, Arvada, CO 80004 (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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