

1331 COLUMBINE STREET

DENVER, CO 80206

IN THE **NEWELL** TEAM



Confidential Offering Memorandum

PINNACLE
REAL ESTATE ADVISORS

1331 Columbine Street

Denver, CO 80206

Table of Contents

Executive Summary

Financial Analysis

Sales Comparables

Location Overview



One Broadway, Suite A300
Denver, Colorado 80203
303.962.9555
www.PinnacleREA.com

 **THE NEWELL TEAM**

Josh Newell

Owner/Principal
303-962-9559
JNewell@PinnacleREA.com

Spencer Pierpont

Associate Advisor
303-228-7807
SPierpont@PinnacleREA.com

Lindsey Santaularia

Director of Team Operations
303-962-9573
LSantaularia@PinnacleREA.com

Annie Joseph

Transaction Manager
720-638-5415
AJoseph@PinnacleREA.com

EXECUTIVE SUMMARY



Executive Summary



1331 Columbine Street

Denver, CO 80206

Units:	9
Year Built:	1902
List Price:	\$1,550,000
Price/Unit:	\$172,222
Price/SF:	\$293.12
Building Type:	Brick
Building Size:	5,288 SF
Lot Size:	0.14 Acres
Roof:	Pitched
Heating:	Boiler
Parking:	(11) Off-Street Spaces

Property Features

- Beautifully Renovated, Turn-Key Asset with Newer: Kitchens, Bathrooms, Floors, Electrical, Plumbing, Windows, Roof, Parking Lot, Boiler & Hot Water Heaters
- Excellent Location Near Cheesman and Congress Parks
- (11) Off-Street Parking Spaces Provide Additional Income
- Bike Storage and On-Site Laundry
- Large Fenced Yard with Potential for Dog Run or other Community Use
- Strong Neighborhood Demographics: Average Household Income of \$126,907 within One Mile
- Can be Purchased with 5955 Yukon St, Arvada



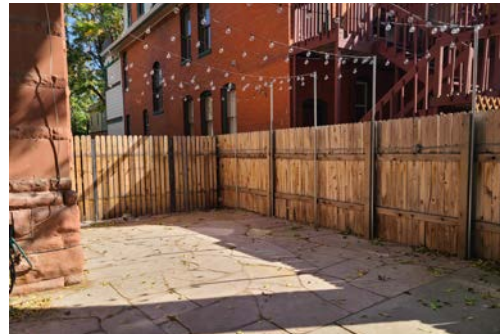
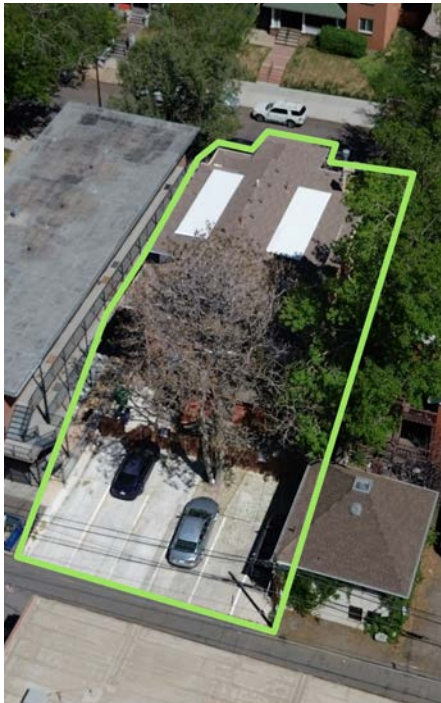
Interior Photos



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
Studio	1	280	\$1,050	\$1,050	\$3.75	\$1,100	\$1,100	\$3.93
1 Bed 1 Bath	7	434	\$1,220	\$8,537	\$2.81	\$1,275	\$8,925	\$2.94
2 Bed 1 Bath + Den	1	887	\$2,000	\$2,000	\$2.25	\$2,000	\$2,000	\$2.25
TOTAL	9	4,204		\$11,587			\$12,025	

INCOME		Current	Pro Forma
Gross Potential Rent		\$139,038	\$144,300
Other Income			
Misc Income	(Actual - Trailing 12 Months)	\$4,919	\$4,919
Total Other Income		\$4,919	\$4,919
Gross Potential Income		\$143,957	\$149,219
Vacancy/Collection Loss	(Estimated)	3.00% (\$4,319)	3.00% (\$4,477)
EFFECTIVE GROSS INCOME		\$139,638	\$144,742

EXPENSES			
Taxes	(Actual - Trailing 12 Months)	\$6,392	\$6,392
Insurance	(Actual - Trailing 12 Months)	\$10,448	\$10,448
Utilities	(Actual - Trailing 12 Months)	\$8,028	\$8,028
Maintenance & Repairs	(Estimated: \$850/Unit/Year)	\$7,650	\$7,650
Management Fee	(Estimated: 7%)	\$9,775	\$10,132
Legal & Professional	(Actual - Trailing 12 Months)	\$1,325	\$1,325
Miscellaneous	(Actual - Trailing 12 Months)	\$547	\$547
TOTAL EXPENSES		\$44,165	\$44,522
Expenses per Unit		\$4,907	\$4,947
Expenses per SF		\$10.51	\$10.59
% OF EGI		31.6%	30.8%
NET OPERATING INCOME		\$95,473	\$100,220

Pricing Summary



Investment Summary

Price:	\$1,550,000
Price/Unit:	\$172,222
Price/SF:	\$293.12
Current CAP Rate:	6.16%

Proposed Financing

Loan Amount:	65%	\$1,007,500
Down Payment:	35%	\$542,500
Interest:	6.00%	
Amortization:	30 Years	

Current

CASH FLOW INDICATORS

Net Operating Income		\$95,473
Debt Service		(\$72,486)
Net Cash Flow	4.24%	\$22,988
Principal Reduction		\$12,372
Total Return	6.52%	\$35,360

VALUE INDICATORS

CAP Rate	6.16%
----------	-------

Pro Forma

CASH FLOW INDICATORS

Net Operating Income		\$100,220
Debt Service		(\$72,486)
Net Cash Flow	5.11%	\$27,734
Principal Reduction		\$12,372
Total Return	7.39%	\$40,107

VALUE INDICATORS

CAP Rate	6.47%
----------	-------



SALES COMPARABLES



Comparable Sales



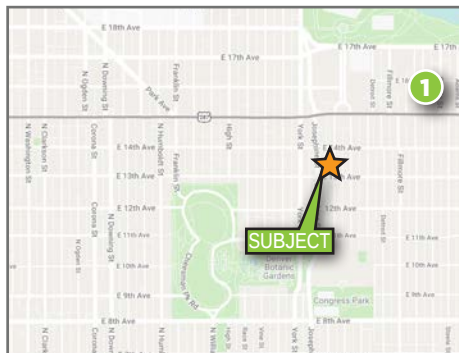
1580 St Paul Street Denver, CO

1



Number of Units: 9
Year Built: 1929
Sale Price: \$1,939,380
Sale Date: 8/20/2025
Price/Unit: \$215,487
Price/SF: \$253.95

Unit Mix:
7 1Bd/1Ba
2 2Bd/1Ba



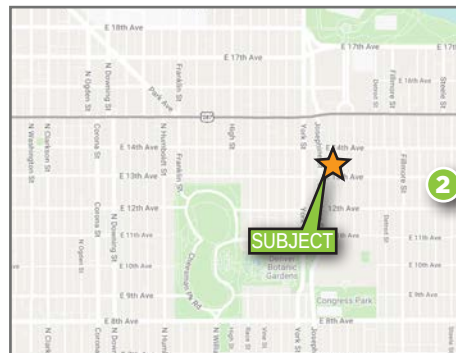
1275 Steele Street Denver, CO

2



Number of Units: 12
Year Built: 1939
Sale Price: \$2,312,988
Sale Date: 8/20/2025
Price/Unit: \$192,749
Price/SF: \$239.66

Unit Mix:
3 Studio
9 1Bd/1Ba



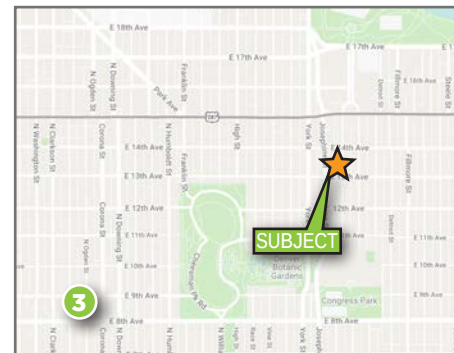
853 N Ogden Street Denver, CO

3



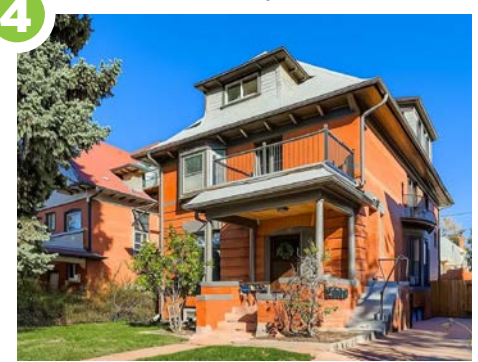
Number of Units: 6
Year Built: 1900
Sale Price: \$1,263,500
Sale Date: 9/26/2025
Price/Unit: \$210,583
Price/SF: \$287.55

Unit Mix:
6 1Bd/1Ba



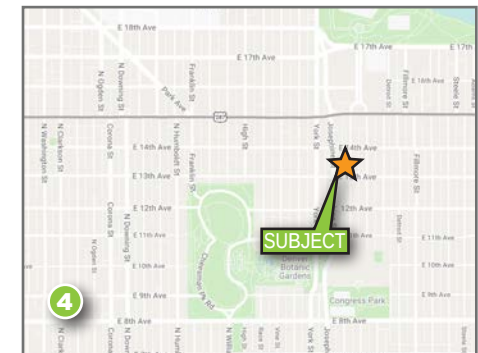
852 N Clarkson Street Denver, CO

4



Number of Units: 5
Year Built: 1892
Sale Price: \$1,100,000
Sale Date: 3/20/2026
Price/Unit: \$220,000
Price/SF: \$382.61

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



LOCATION OVERVIEW



Location Overview



POPULATION

1 mile	34,168
3 mile	242,685
5 mile	519,382



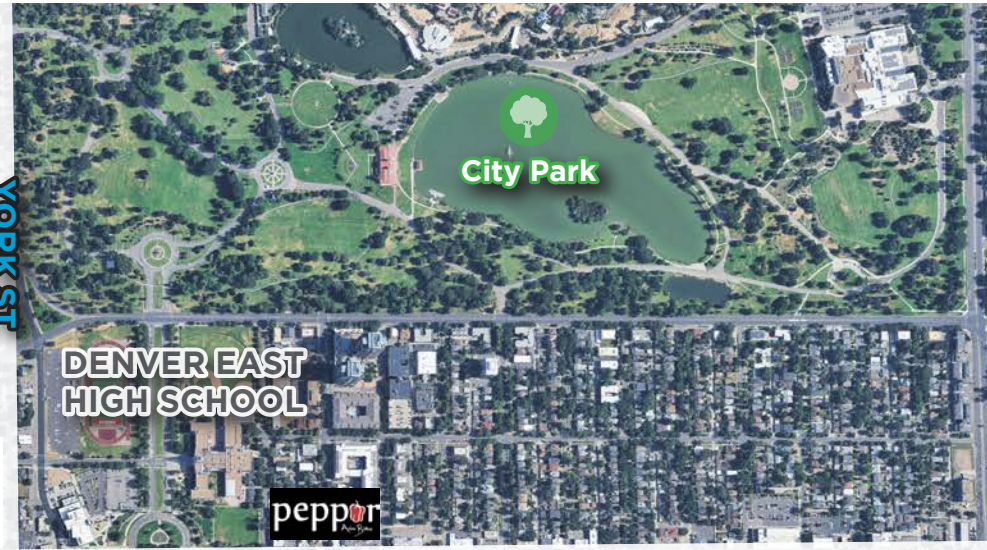
HOUSEHOLDS

1 mile	19,541
3 mile	128,815
5 mile	246,056



AVERAGE HH INCOME

1 mile	\$126,907
3 mile	\$137,092
5 mile	\$130,294



A panoramic view of the Denver skyline at night, with numerous skyscrapers and buildings illuminated by city lights. The sky is a deep blue, and the city lights create a vibrant, glowing effect. A construction crane is visible on the right side of the image.

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

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

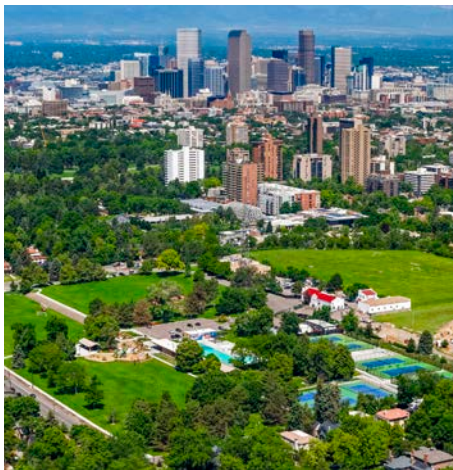


Location Overview



CONGRESS PARK

Congress Park is one of Denver's most beloved and established neighborhoods, where tree-lined streets and stately historic architecture create an atmosphere that feels both refined and genuinely livable. The neighborhood's reputation speaks for itself: 5280 magazine ranked Congress Park #4 in its 2024 Best Neighborhoods ranking, a testament to the quality of life it offers residents. Anchored by the park itself — a beautifully maintained green space with a beloved outdoor pool — the neighborhood offers a rare combination of urban convenience and quiet, residential charm. The area's rich architectural heritage means that grand early-20th-century homes and classic brick buildings set the tone for the streetscape, giving the neighborhood a timeless character that newer developments simply can't replicate.



MEDIAN
RESIDENT AGE
35.6



WALKING
SCORE
83

BIKING
SCORE
89



Living in Congress Park means being steps from the independent shops, cafés, and restaurants along 12th Avenue and within easy reach of Cherry Creek's upscale dining and retail scene. The neighborhood draws a diverse mix of long-time Denver families, young professionals, and creatives who are drawn to its walkability, strong sense of community, and proximity to City Park, the Denver Zoo, and the Denver Botanic Gardens. For those who appreciate a home with history and a neighborhood with soul, Congress Park is one of the city's most sought-after addresses.

Location Overview



CHEESMAN PARK NEIGHBORHOOD

A tranquil residential area, Cheesman Park centers on its namesake green space, with expansive lawns, shady jogging trails, a dramatic neoclassical pavilion.

Cheesman Park attracts a diverse blend of residents, runners, dog-walkers, apartment renters and mansion dwellers. Bounded by Josephine, Colfax, 8th Avenue and Corona, this neighborhood offers high-rise living with breathtaking views. Mature trees shade Cheesman Park's historic homes and condos, adding a sense of timelessness to the area. Coffeehouses, bars, boutiques and restaurants cater to a broad range of tastes.



LARGE RENTAL
COMMUNITY

62%

WALKING
SCORE

86

BIKING
SCORE

92



DENVER BOTANIC GARDENS

<http://www.botanicgardens.org>

One of the top five botanic gardens in the nation, Denver Botanic Gardens is an oasis in the city, offering year-round events, Mordecai Children's Garden, lifelong learning opportunities and research to preserve Colorado's precious natural resources.

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 1331 Columbine Street, Denver, CO 80206 (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.

Investment Contacts:

Josh Newell, Owner/Principal
303.962.9559 | JNewell@PinnacleREA.com

Spencer Pierpont, Associate Advisor
303.228.7807 | SPierpont@PinnacleREA.com

Lindsey Santaularia, Director of Team Operations
303.962.9573 | LSantaularia@PinnacleREA.com

Annie Joseph, Transaction Manager
720.638.5415 | AJoseph@PinnacleREA.com



THE
NEWELL
TEAM

INVESTMENT CONTACTS

Josh Newell

Owner/Principal
303-962-9559

JNewell@PinnacleREA.com

Spencer Pierpont

Associate Advisor
303.228.7807

SPierpont@PinnacleREA.com

Lindsey Santaularia

Director of Team Operations
303-962-9573

LSantaularia@PinnacleREA.com

Annie Joseph

Transaction Manager
720-638-5415

AJoseph@PinnacleREA.com