

10542 W 63 RD PL

10542 W 63RD PLACE

10542 W 63RD PLACE ARVADA | COLORADO 80004 | OFFERING MEMORANDUM

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Executive Summary



EXECUTIVE SUMMARY

10542 W 63RD PLACE

10542 W 63rd Place is a 12-unit multifamily investment opportunity located in the highly desirable Arvada submarket of Northwest Denver. The property offers investors a stabilized, well-maintained apartment asset in an established residential neighborhood with strong and consistent rental demand.

The property features a desirable mix of one- and two-bedroom apartment homes that appeal to a broad tenant base seeking attainable housing options in the Denver metro area. The asset has demonstrated exceptional operational stability, maintaining 98% occupancy over the past 24 months, underscoring the strength of the location and continued demand for workforce housing in Arvada.

Strategically located just minutes from Olde Town Arvada, residents enjoy convenient access to retail, dining, entertainment, and major employment centers throughout the Denver metro area, including Downtown Denver and the I-70 corridor.





EXECUTIVE SUMMARY

PROPERTY DETAILS

List Price:	\$2,500,000 (\$208,333/UNIT)
Unit Count:	12 UNITS
Building Size:	9,000 SF
Lot Size:	25,003 SF
Parking:	OFF-STREET
Construction Type:	FRAME
YOC:	1964
Property Taxes:	\$12,617

PROPERTY HIGHLIGHTS

WELL-LOCATED 12-UNIT MULTIFAMILY ASSET IN ESTABLISHED ARVADA NEIGHBORHOOD

RENOVATED INTERIORS WITH IN-UNIT WASHERS AND DRYERS

98% OCCUPIED OVER PAST 24 MONTHS

NEWER ROOF, WINDOWS AND BOILER SYSTEM

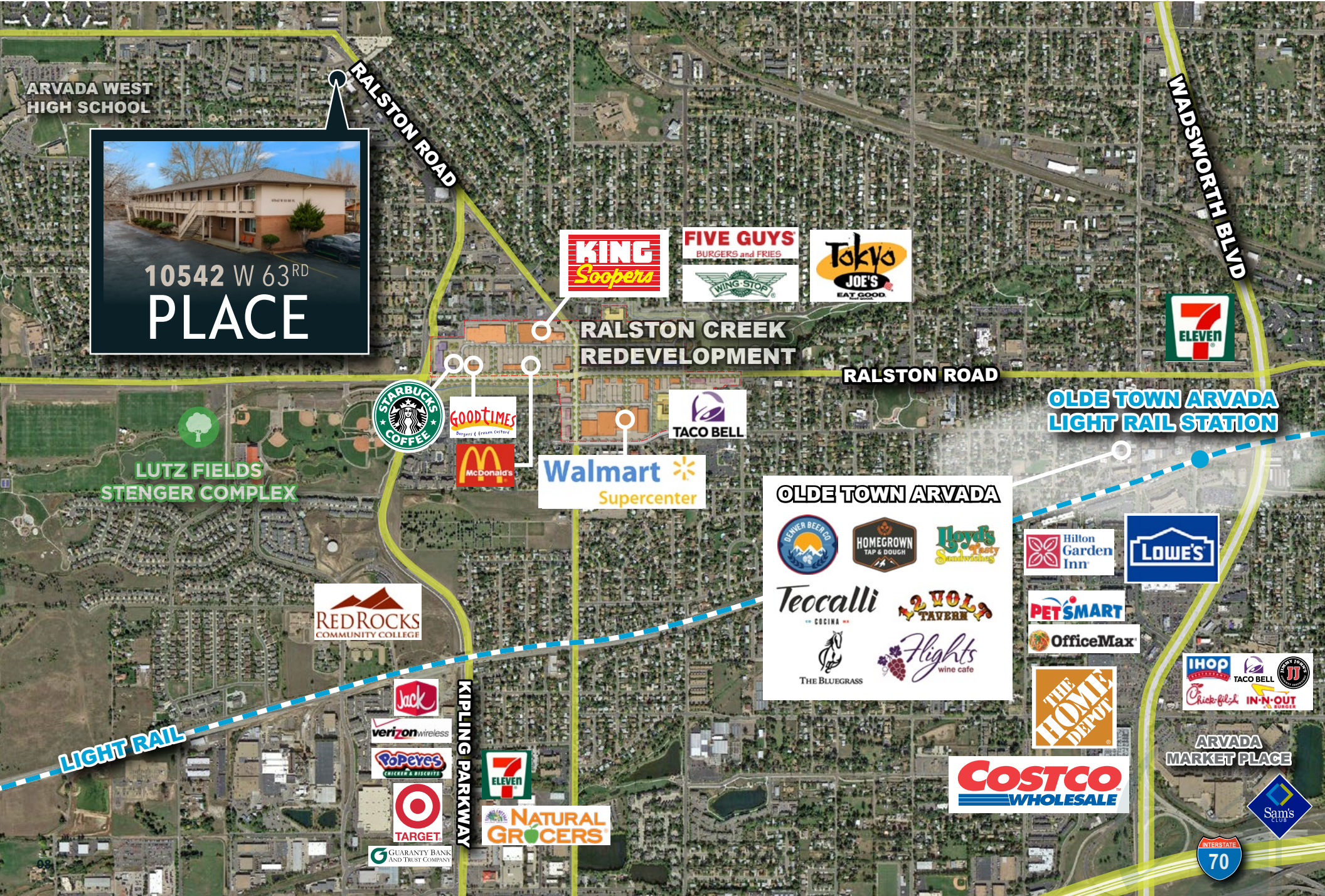
11 - 2BR/1BA UNITS AND 1 - 1BR/1BA UNIT



Location Overview



LOCATION MAP



ARVADA WEST HIGH SCHOOL

RALSTON ROAD

WADSWORTH BLVD

10542 W 63RD PLACE



RALSTON CREEK REDEVELOPMENT

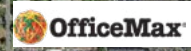
RALSTON ROAD

OLDE TOWN ARVADA LIGHT RAIL STATION

LUTZ FIELDS STENGER COMPLEX



OLDE TOWN ARVADA



LIGHT RAIL



KIPLING PARKWAY



ARVADA MARKET PLACE



Market Overview



DENVER BY THE NUMBERS

#2

MOST HIGHLY EDUCATED STATE

US CENSUS BUREAU

3RD

BUSIEST AIRPORT IN THE US

WALL STREET JOURNAL

#3

#3 MOST ENTREPRENURIAL CITY

YAHOO NEWS

#4

BEST PLACE FOR BUSINESS AND CAREERS

FORBES

#5

MOST DESIRABLE CITIES

CLEVER OFFERS

ARVADA, CO

MARKET OVERVIEW

Arvada is one of metro Denver’s most established communities, with a population of roughly 120,000+ residents, positioned between the Rocky Mountain foothills and downtown Denver. Known for its strong neighborhood character and small-town feel, the city blends historic charm with modern growth, anchored by the revitalized Olde Town Arvada, a vibrant district of shops, restaurants, breweries, and community spaces. Arvada offers exceptional outdoor access, with extensive parks, open space, and trail systems connecting residents to Clear Creek, Standley Lake, and surrounding foothills. Transit connectivity is supported by the RTD G Line, providing direct rail service to downtown Denver and Denver Union Station. The city’s workforce is largely professional and highly educated, supported by strong regional employers, quality schools, and a stable economic base. With its blend of historic identity, transit access, outdoor amenities, and proximity to both Denver’s urban core and Colorado’s mountain recreation, Arvada delivers a balanced, livable, and highly desirable Front Range lifestyle.

122,000
POPULATION (2025)

\$144,000
AVERAGE HHI

40.2
MEDIAN AGE

TOP SECTORS



BUSINESS & TECHNICAL



HEALTHCARE



RETAIL TRADE



Financial Analysis



FINANCIAL ANALYSIS

# OF UNITS	UNIT MIX	ESTIMATED S/F	AVERAGE RENT/ UNIT ACTUAL	RENT/SF ACTUAL	AVERAGE RENT/ UNIT PROFORMA	RENT/SF PROFORMA	SCHEDULED GROSS INCOME ACTUAL	SCHEDULED GROSS INCOME PROFORMA		
1	1BR/1BA	550	\$1,325	\$2.41	\$1,350	\$2.45	\$15,900	\$16,200		
11	2BR/1BA	750	\$1,389	\$1.85	\$1,525	\$2.03	\$183,300	\$201,300		
12										
INCOME							CURRENT	PRO FORMA		
Gross Rental Income:							\$199,200	\$217,500		
Vacancy Allowance:							1.0%	3.0%	\$(1,992)	\$(6,525)
Effective Rental Income:							\$197,208	\$210,975		
OTHER INCOME										
RUBS(Current/RR Annualized):							\$8,229	\$10,760		
GROSS OPERATING INCOME:							\$205,437	\$221,735		
EXPENSES										
Property Tax:							\$12,617	\$12,617		
Property Insurance:							\$7,302	\$7,302		
Utilities:							\$14,671	\$14,671		
Management (Actual/Est. 7%):							\$14,346	\$15,521		
Repairs & Maintenance (Est. \$900/Unit):							\$10,800	\$10,800		
Admin/Misc/Grounds:							\$1,715	\$1,715		
TOTAL EXPENSES							\$61,451	\$62,626		
EXPENSES PER UNIT							\$5,121	\$5,219		
NET OPERATING INCOME							\$143,986	\$159,108		

PRICING SUMMARY

INVESTMENT SUMMARY	
Price:	\$2,500,000
Price/Unit:	\$208,333
Price/SF:	\$277.78
Current Cap Rate:	5.76%

CURRENT	
CASH FLOW INDICATORS	
Net Operating Income	\$143,986
Debt Service	\$(93,438)
Net Cash Flow	\$50,549
Principal Reduction	\$0
Total Return	5.8%

PROFORMA	
CASH FLOW INDICATORS	
Net Operating Income	\$159,108
Debt Service	\$(93,438)
Net Cash Flow	\$65,671
Principal Reduction	\$0
Total Return	7.5%

PROPOSED FINANCING	
Loan Amount:	\$1,625,000
Down Payment (35%):	\$875,000
Interest Rate:	5.75%
Loan Type:	Interest-Only

VALUE INDICATORS	
CAP Rate	5.76%
Price/Unit	\$208,333
Price/SF	\$277.78
Cash-on-Cash	5.78%

VALUE INDICATORS	
CAP Rate	6.36%
Price/Unit	\$208,333
Price/SF	\$277.78
Cash-on-Cash	7.51%



SALE COMPARABLES



7750 W 61ST AVE
Arvada, CO 80004

Sale Date	9/3/2025
Sale Price	\$3,550,000
Units	16
Year Built	1959
Price/Unit	\$221,875
Price/SF	\$268.45

KS KNOWLTON | SALAZAR GROUP **SALE**



6499 W 38TH AVE
Wheat Ridge, CO 80033

Sale Date	5/14/2025
Sale Price	\$2,850,000
Units	14
Year Built	1957
Price/Unit	\$203,571
Price/SF	\$191.71



3851 OTIS ST
Wheat Ridge, CO 80033

Sale Date	8/25/2025
Sale Price	\$1,473,000
Units	7
Year Built	1951
Price/Unit	\$210,429
Price/SF	\$266.85

KS KNOWLTON | SALAZAR GROUP **SALE**



8662-8682 W 51ST AVE
Arvada, CO 80002

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



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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.

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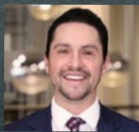


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