

# 5955 YUKON STREET

ARVADA, CO 80004

**INI** THE **NEWELL** TEAM



5955 Yukon Street

Arvada, CO 80004

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One Broadway, Suite A300  
Denver, Colorado 80203  
303.962.9555  
[www.PinnacleREA.com](http://www.PinnacleREA.com)

 **NEWELL TEAM**

**Josh Newell**

Owner/Principal  
303-962-9559  
[JNewell@PinnacleREA.com](mailto:JNewell@PinnacleREA.com)

**Sam Knowlton**

Associate Advisor  
720-638-5407  
[SKnowlton@PinnacleREA.com](mailto:SKnowlton@PinnacleREA.com)

**Lindsey Santaularia**

Director of Team Operations  
303-962-9573  
[LSantaularia@PinnacleREA.com](mailto:LSantaularia@PinnacleREA.com)

**Annie Joseph**

Transaction Manager  
720-638-5415  
[AJoseph@PinnacleREA.com](mailto:AJoseph@PinnacleREA.com)

# 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



# 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
<b>TOTAL</b>	<b>6</b>	<b>5,250</b>		<b>\$9,996</b>			<b>\$10,250</b>	

## INCOME

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

## 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
<b>TOTAL EXPENSES</b>	<b>\$36,864</b>	<b>\$36,861</b>
Expenses per Unit	\$6,144	\$6,144
Expenses per SF	\$7.02	\$7.02
% OF EGI	31.1%	31.1%
<b>NET OPERATING INCOME</b>	<b>\$81,731</b>	<b>\$81,699</b>

# 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

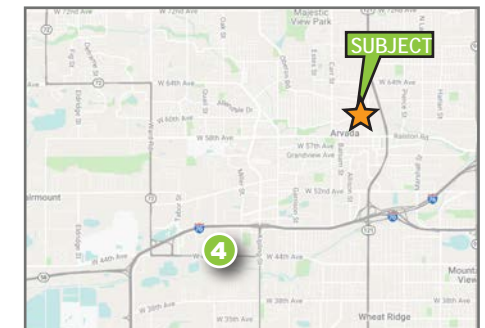
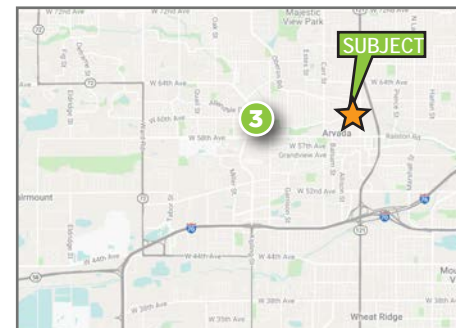
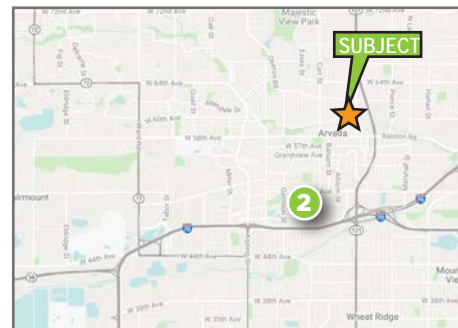
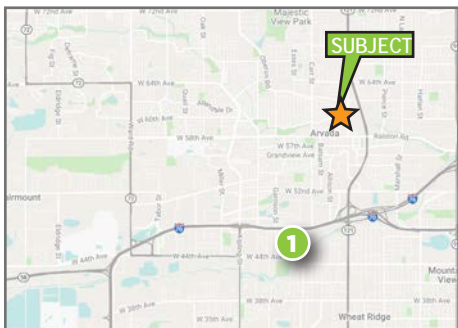
Number of Units: 7  
 Year Built: 1961  
 Sale Price: \$1,500,000  
 Sale Date: 3/4/2026  
 Price/Unit: \$214,286  
 Price/SF: \$233.50

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

Unit Mix:  
 12 2Bd/1Ba

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

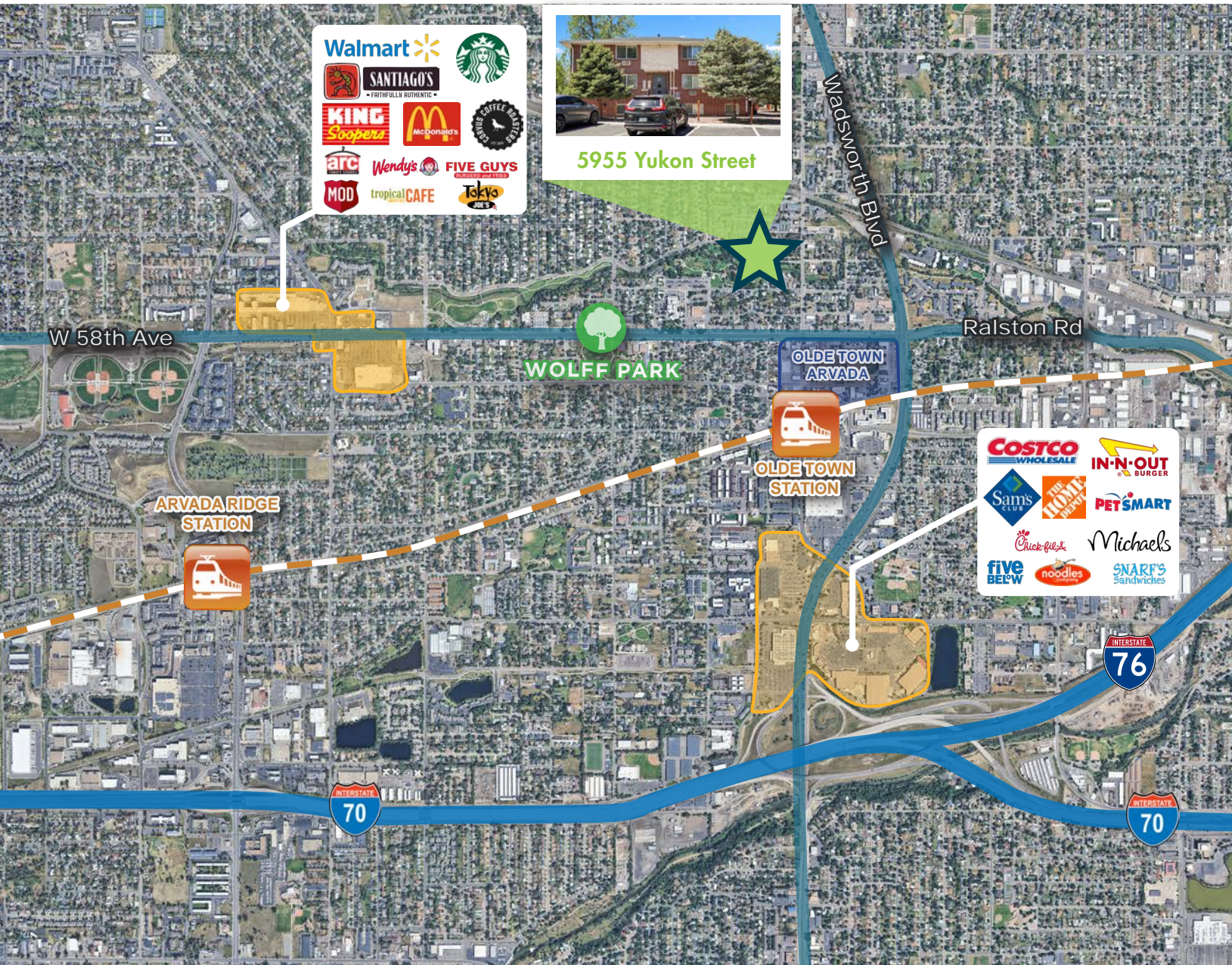
Unit Mix:  
 7 2Bd/1Ba



# 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



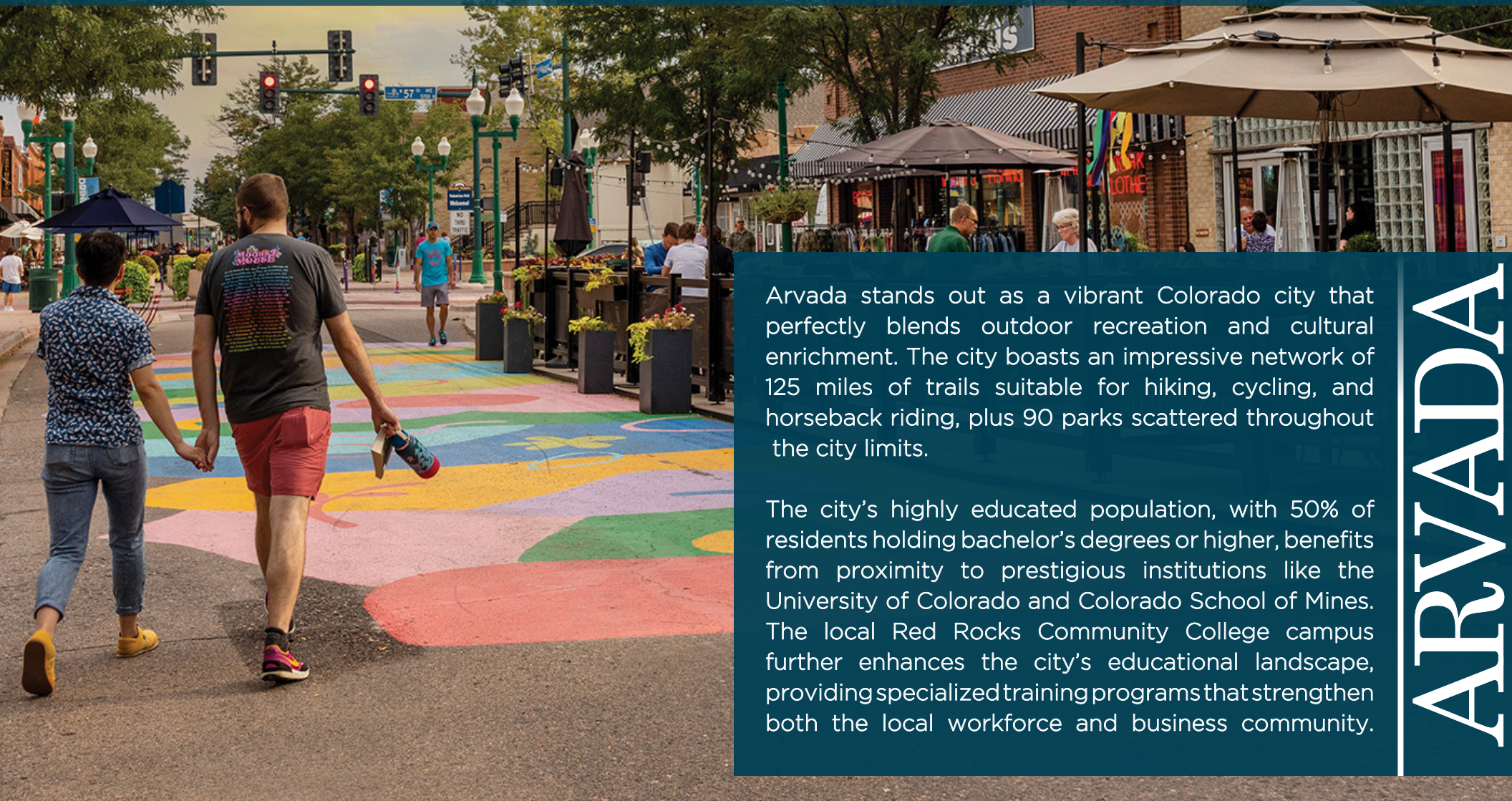
**\$553,000**  
Median Home  
Value



**73%**  
White Collar  
Workers



**51,261**  
Households



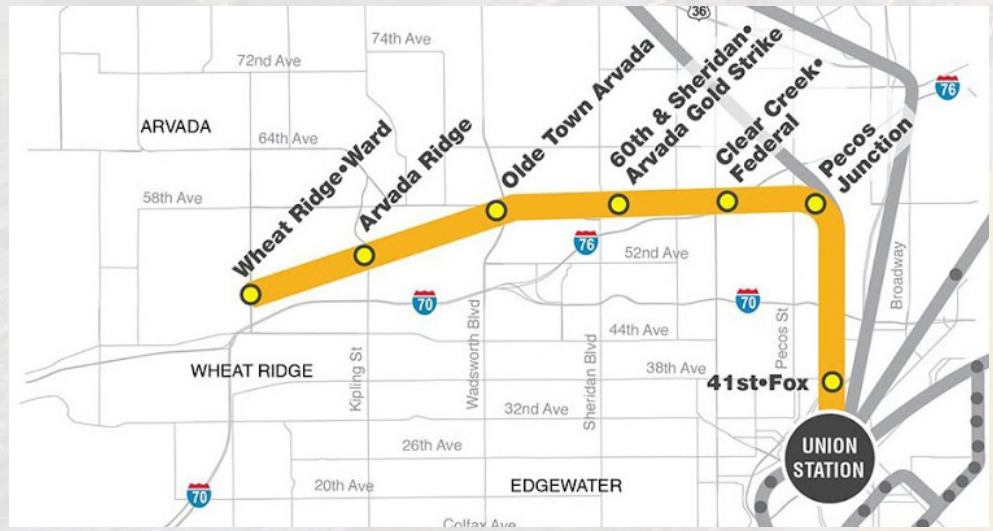
Arvada stands out as a vibrant Colorado city that perfectly blends outdoor recreation and cultural enrichment. The city boasts an impressive network of 125 miles of trails suitable for hiking, cycling, and horseback riding, plus 90 parks scattered throughout the city limits.

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.

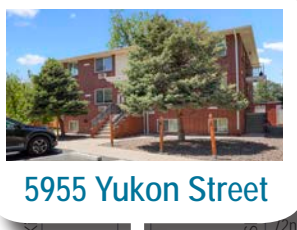
**ARVADA**



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



DRIVE TIMES:	
Downtown Denver	25 Minutes
Golden	17 Minutes
Boulder	35 Minutes
Denver International Airport	45 Minutes
Summit County/Mountains	90 Minutes

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.

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#### Investment Contacts:

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

Sam Knowlton, Associate Advisor  
720.638.5407 | SKnowlton@PinnacleREA.com

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

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



**PINNACLE**  
REAL ESTATE ADVISORS

THE  
**NEWELL**  
TEAM

INVESTMENT CONTACTS

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**Josh Newell**

Owner/Principal  
303-962-9559

[JNewell@PinnacleREA.com](mailto:JNewell@PinnacleREA.com)

**Sam Knowlton**

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[SKnowlton@PinnacleREA.com](mailto:SKnowlton@PinnacleREA.com)

**Lindsey Santaularia**

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[LSantaularia@PinnacleREA.com](mailto:LSantaularia@PinnacleREA.com)

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Transaction Manager  
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[AJoseph@PinnacleREA.com](mailto:AJoseph@PinnacleREA.com)