

FLATS AT 37TH PLACE

6700 W 37TH PLACE, WHEAT RIDGE, CO 80033

INI THE NEWELL TEAM



Confidential Offering Memorandum

FLATS AT 37TH PLACE

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EXECUTIVE SUMMARY



Executive Summary

Flats at 37th Place

6700 W 37th Place, Wheat Ridge, CO 80033

Units:	7
Year Built:	1956
List Price:	\$1,450,000
Price/Unit:	\$207,143
Price/SF:	\$366.81
Building Type:	Brick
Building Size:	3,953 SF
Lot Size:	0.28 Acres
Roof:	Pitched (Replaced 2018)
Heating:	Forced Air

Property Features

- Excellent Mix of Studios, 1Bd and 2Bd Units
- Updated Interiors with Beautiful Hardwood Floors
- Priced Well Below Comparable Properties
- Individual Tenant Storage Lockers
- Attractive Curb Appeal on Corner Lot
- Walk to Restaurants, Retail, Public Transportation and Places of Employment
- Close to Redevelopment Along W 38th Avenue
- Quick Access to I-70, Downtown Denver and Rocky Mountains
- Strong Neighborhood Demographics



Interior Pictures



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	500	\$1,150	\$1,150	\$2.30	\$1,175	\$1,175	\$2.35
1 Bed 1 Bath	2	500	\$1,300	\$2,600	\$2.60	\$1,325	\$2,650	\$2.65
2 Bed 1 Bath	4	650	\$1,494	\$5,975	\$2.30	\$1,525	\$6,100	\$2.35
TOTAL	7	4,100		\$9,725			\$9,925	

INCOME

		Current	Pro Forma
Gross Potential Rent		\$116,700	\$119,100
Other Income			
Utility Reimbursement	(Actual - Trailing 12 Months)	\$4,090	\$4,090
Late Fees/NSF	(Actual - Trailing 12 Months)	\$675	\$675
Tenant Insurance Income	(Actual - Trailing 12 Months)	\$557	\$557
Pet Fees	(Actual - Trailing 12 Months)	\$1,190	\$1,190
Laundry Income	(Actual - Trailing 12 Months)	\$763	\$763
Misc Income	(Actual - Trailing 12 Months)	\$1,848	\$1,848
Total Other Income		\$9,123	\$9,123
Gross Potential Income		\$125,823	\$128,223
Vacancy/Collection Loss	(Actual - Trailing 12 Months/ Estimated)	5.39% (\$6,786)	5.00% (\$6,411)
EFFECTIVE GROSS INCOME		\$119,037	\$121,812

EXPENSES

Taxes	(Actual - Trailing 12 Months)	\$6,936	\$6,936
Insurance	(Actual - Trailing 12 Months)	\$6,174	\$6,174
Gas & Electric	(Actual - Trailing 12 Months)	\$885	\$885
Water & Sewer	(Actual - 2025)	\$2,816	\$2,816
Trash	(Actual - Trailing 12 Months)	\$5,372	\$5,372
Maintenance & Repairs	(Estimated: \$850/Unit/Year)	\$5,950	\$5,950
Snow Removal/Landscaping	(Actual - Trailing 12 Months/ Estimated)	\$5,793	\$1,500
Management Fee	(Actual - Trailing 12 Months/ Estimated: 7%)	\$6,339	\$8,527
Administrative	(Actual - Trailing 12 Months)	\$2,703	\$2,703
TOTAL EXPENSES		\$42,968	\$40,863
Expenses per Unit		\$6,138	\$5,838
Expenses per SF		\$10.48	\$9.97
% OF EGI		36.1%	33.5%
NET OPERATING INCOME		\$76,069	\$80,949

Pricing Summary

Investment Summary

Price:	\$1,450,000
Price/Unit:	\$207,143
Price/SF:	\$366.81
Proforma CAP Rate:	5.58%

Proposed Financing

Loan Amount:	65%	\$942,500
Down Payment:	35%	\$507,500
Interest:	6.00%	
Amortization:	30 Years	
Monthly Payment:		(\$5,651)

Current

CASH FLOW INDICATORS

Net Operating Income		\$76,069
Debt Service		(\$67,809)
Net Cash Flow	1.63%	\$8,260
Principal Reduction		\$11,574
Total Return	3.91%	\$19,834

VALUE INDICATORS

CAP Rate	5.25%
Price Per Unit	\$207,143
Price Per Foot	\$366.81

Pro Forma

CASH FLOW INDICATORS

Net Operating Income		\$80,949
Debt Service		(\$67,809)
Net Cash Flow	2.59%	\$13,140
Principal Reduction		\$11,574
Total Return	4.87%	\$24,714

VALUE INDICATORS

CAP Rate	5.58%
Price Per Unit	\$207,143
Price Per Foot	\$366.81



SALES COMPARABLES



Multifamily Comparable Sales

**4560 Everett St
Wheat Ridge, CO**

**3851 Otis St
Wheat Ridge, CO**

**10900 W 44th Place
Wheat Ridge, CO**

**10345 W 41st Ave
Wheat Ridge, CO**



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

Number of Units:	7
Year Built:	1954
Sale Price:	\$1,500,000
Sale Date:	3/4/202
Price/Unit:	\$214,286
Price/SF:	\$233.50

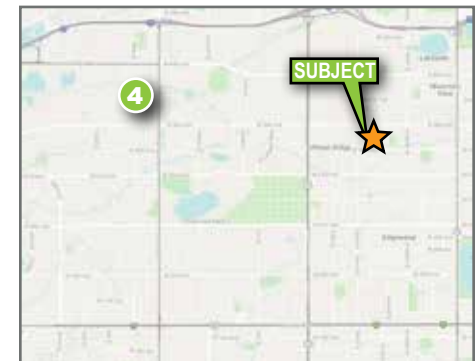
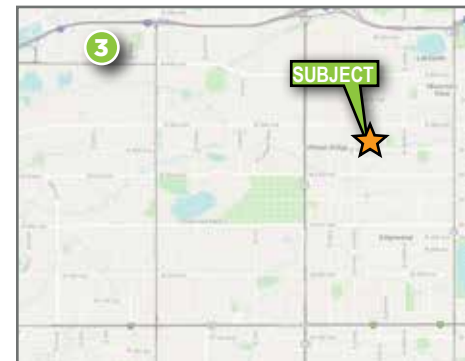
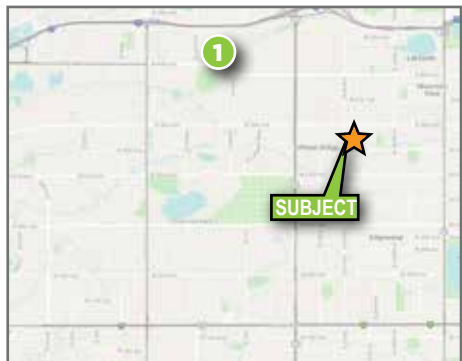
Number of Units:	7
Year Built:	1962
Sale Price:	\$1,460,000
Sale Date:	4/6/2026
Price/Unit:	\$208,571
Price/SF:	\$367.48

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

Unit Mix:	
4	2Bd/1Ba
3	3Bd/1Ba

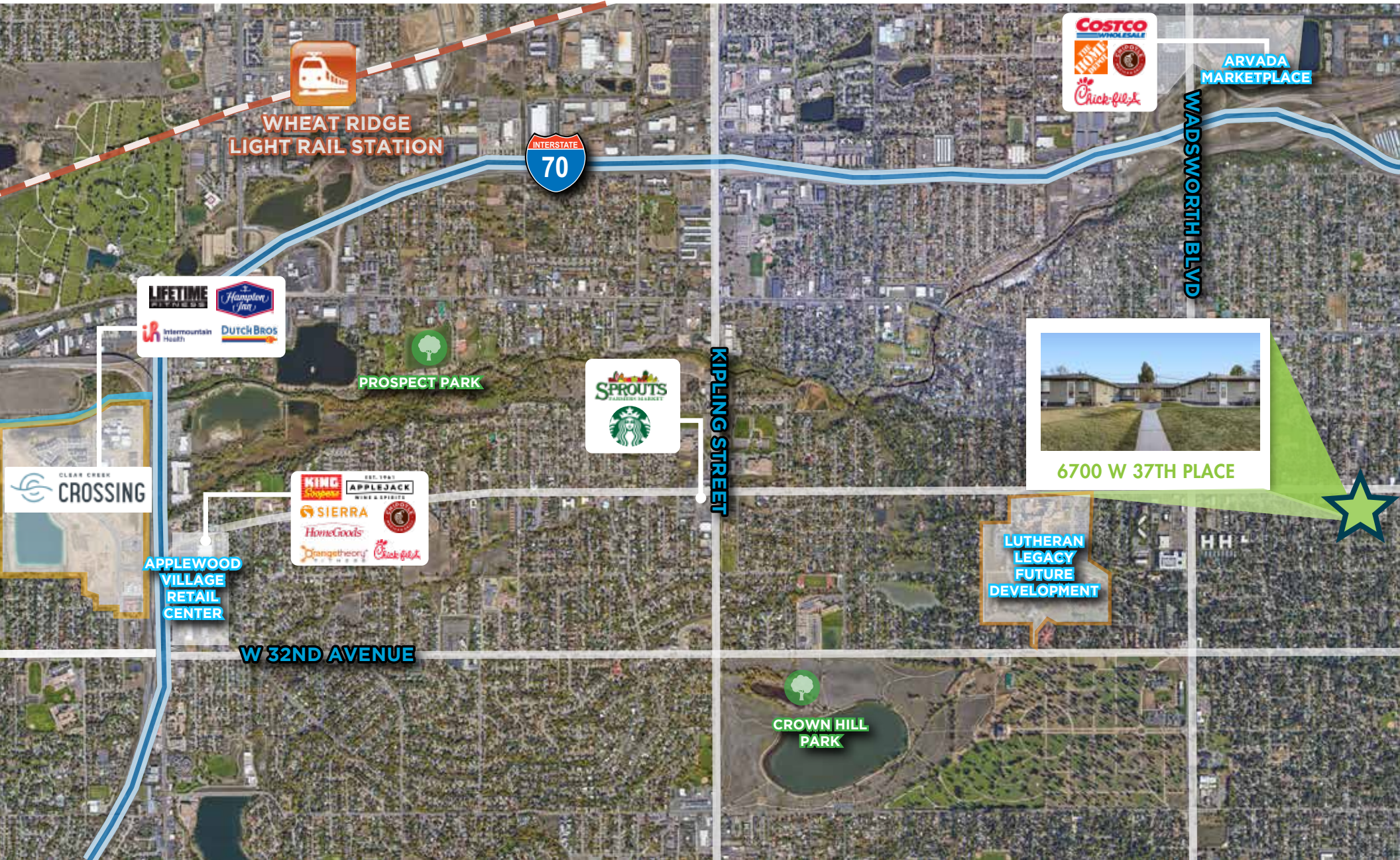
Unit Mix:	
6	2Bd/1Ba TH
1	3Bd/1Ba

Unit Mix:	
7	1Bd/1Ba



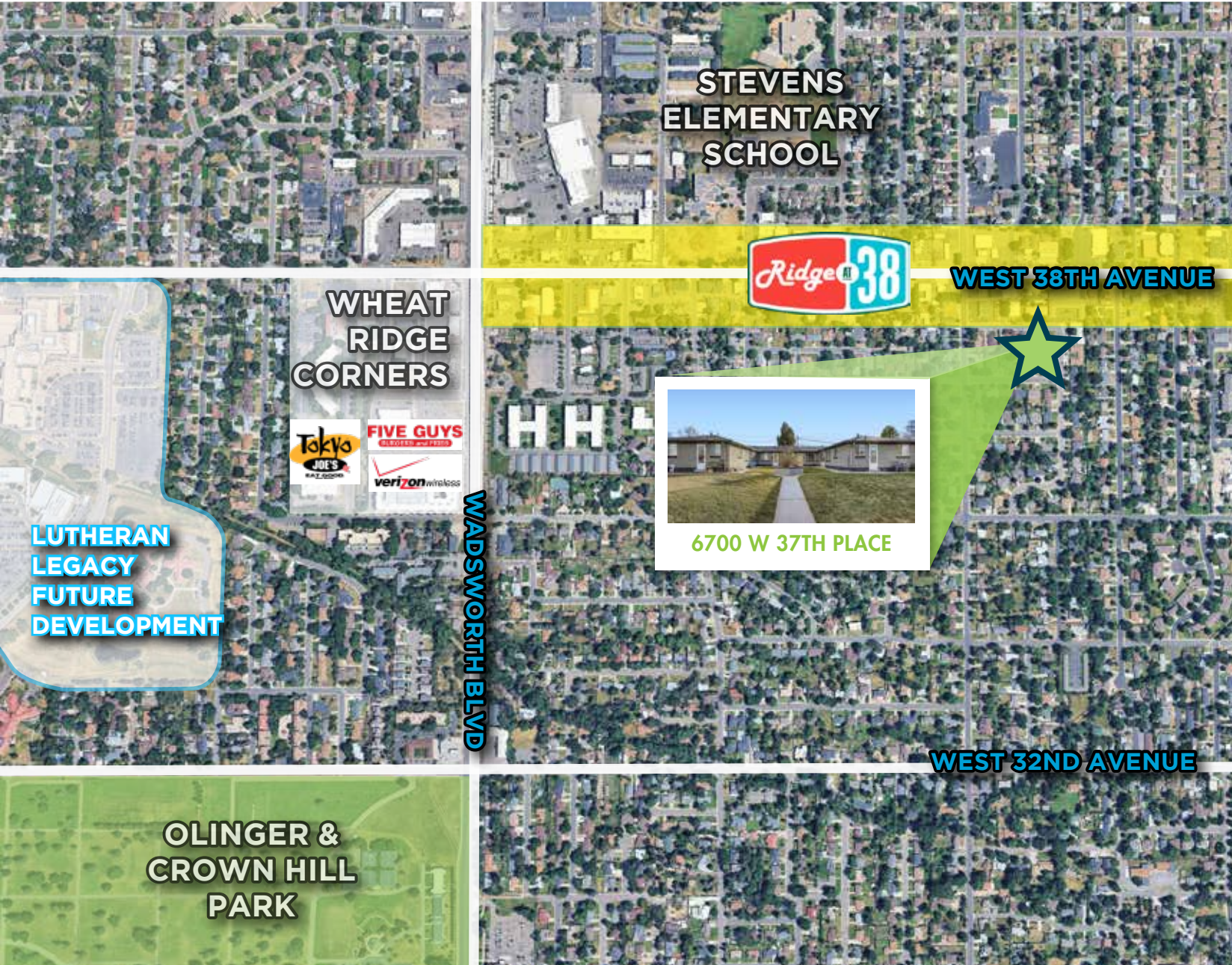
LOCATION OVERVIEW





Location Overview

FLATS AT 37TH PLACE



POPULATION

2 mile	57,166
5 mile	389,115
10 mile	1,215,125



HOUSEHOLDS

2 mile	26,617
5 mile	173,353
10 mile	517,978



AVERAGE HH INCOME

2 mile	\$104,894
5 mile	\$103,871
10 mile	\$108,710

Location Overview

FLATS AT 37TH PLACE



Wheat Ridge is a western suburb of Denver located in Jefferson County, just 4 miles from downtown Denver. Wheat Ridge offers an outstanding quality of life with miles of open space, trails, and parks all nestled in the foothills of the Rocky Mountains.



Ridge at 38 is a commercial district at the heart of Wheat Ridge, located on West 38th Avenue between Sheridan and Wadsworth Boulevards. It is home to an eclectic mix of businesses that welcome visitors by offering a taste of small town life without the drive. The district provides people with an authentic experience steeped in nostalgia; where tradition, and locally created and crafted goods are valued and where new ideas are nourished and cultivated. In total, the project encompasses 592,731 square feet of buildings on 69.3 acres.



Location Overview

LUTHERAN LEGACY

The former site of Lutheran Hospital—now known as the Lutheran Legacy Campus—is in the process of being sold in the fall of 2025 to a Colorado-based development firm. The approximately 100-acre property, located near Wadsworth Boulevard and West 38th Avenue in Wheat Ridge, is set to undergo a major transformation.

Once the sale is finalized, the project will move into the planning and design phase, with continued collaboration among the developer, the City of Wheat Ridge, and community members. The development will follow the Wheat Ridge Master Plan, ensuring alignment with the community's vision.

Initial plans call for a new neighborhood that balances housing, open space, and infrastructure improvements. Low-density residential units will border the site, while higher-density housing and buildings up to five stories—as approved by voters—will be concentrated in the center.

Spanning the size of about 12 city blocks, the development will include more than just new homes. It will feature sidewalks, bike lanes, parks, and other amenities designed to support a vibrant, connected community. The developer says they estimate this property will be home to 1,200 to 1,500 new residential units.





110 Acres Mixed-Use - SCL Health Campus



Just a few miles from 6700 W 37th Place and anchored by a future 26-acre SCL Health campus, Clear Creek Crossing is bringing new restaurants, shopping, apartments, hotels, recreation and interesting public spaces to the City of Wheat Ridge and the Applewood neighborhood. Clear Creek Crossing is a mixed-use planned development with easy access to and from surrounding neighborhoods, whether by I-70 access ramps or via multi-use trails surrounding Clear Creek Crossing.



Location Overview

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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 6700 W 37th Place in Wheat Ridge, Colorado (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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