

WASHINGTON STREET *Apartments*



80 S WASHINGTON STREET | DENVER, CO 80209

CONFIDENTIAL OFFERING MEMORANDUM



KNOWLTON | SALAZAR
GROUP



PINNACLE
REAL ESTATE ADVISORS

WASHINGTON STREET

Apartments

INVESTMENT ADVISORS



CHRIS KNOWLTON
VICE PRESIDENT
303.962.9566
CKNOWLTON@PINNACLAREA.COM



JIM KNOWLTON
OWNER / PRINCIPAL
303.962.9543
JKNOWLTON@PINNACLAREA.COM



MARK KNOWLTON
ADVISOR
719.648.0946
MKNOWLTON@PINNACLAREA.COM



QUENTIN SHORE
ADVISOR
720.635.2863
QSHORE@PINNACLAREA.COM

One Broadway Suite A300 | Denver, CO 80203 | T: 303.962.9555 | www.PinnacleREA.com

© 2026 Pinnacle Real Estate Advisors, LLC. All information contained herein has been obtained from sources we believe to be reliable. However, we accept no responsibility for its accuracy and encourage verification of all information prior to making financial decisions.

TABLE OF CONTENTS

03 EXECUTIVE SUMMARY

09 LOCATION OVERVIEW

12 MARKET OVERVIEW

16 FINANCIAL ANALYSIS





EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

WASHINGTON STREET APARTMENTS

The Washington Street Apartments offer the opportunity to acquire a fully renovated multifamily asset in the highly desirable and walkable West Washington Park neighborhood of Denver. The property features a mix of studio, one-, and two-bedroom units, all upgraded to meet modern renter expectations while maintaining neighborhood character.

Interiors have been extensively renovated with new kitchens, quartz or granite countertops, stainless steel appliances, updated bathrooms, and vinyl plank flooring throughout—supporting strong rental performance.

Located on a quiet residential street just steps from local dining, coffee shops, and retail, the property offers an ideal blend of livability and convenience. Amenities include on-site laundry, rentable off-street parking, and a pet-friendly environment, creating a turnkey investment in one of Denver's most sought-after submarkets.





EXECUTIVE SUMMARY

PROPERTY DETAILS:

List Price:	\$1,300,000 (\$185,714/Unit)
Building Type:	Multi-Family
Building Size:	4,137 SF
Lot Size:	4,690 SF
Parking:	Off-Street
Zoning:	G-MU-3
Construction Type:	Masonry
YOC:	1953
Property Taxes:	\$7,441

INVESTMENT HIGHLIGHTS

TURN-KEY 7 UNIT APARTMENT COMMUNITY IN WEST WASH PARK

IDEAL UNIT MIX WITH STUDIOS, ONE AND TWO BEDROOM UNITS

ONE TO ONE OFF-STREET PARKING

UPDATED UNITS WITH HIGH END FINISHES

WALKING DISTANCE TO RESTAURANTS, RETAIL AND ENTERTAINMENT IN THE WEST WASH PARK NEIGHBORHOOD





LOCATION OVERVIEW

LOCATION MAP



LOCATION MAP





MARKET OVERVIEW

DENVER, CO

ABOUT

Denver, CO has a population of 711k people with a median age of 34.9 and a median household income of \$85,853. In recent years, the population of Denver, CO grew from 706,799 to 710,800, a 0.566% increase and its median household income grew from \$78,177 to \$85,853, a 9.82% increase.

The median property value in Denver, CO is \$540,400, and the homeownership rate is 49.4%.

ECONOMY

The economy of Denver, CO employs 416k people. The largest industries in Denver, CO are Professional, Scientific, & Technical Services (62,131 people), Health Care & Social Assistance (52,548 people), and Educational Services (37,392 people), and the highest paying industries are Management of Companies & Enterprises (\$119,900), Mining, Quarrying, & Oil & Gas Extraction (\$116,454), and Utilities (\$97,803).

MEDIAN HOUSEHOLD INCOME IN DENVER, CO IS \$85,853.

710,800

0.566% 1-YEAR GROWTH

POPULATION

34.9

MEDIAN AGE

\$85,853

9.82% 1-YEAR GROWTH

MEDIAN HH INCOME

416,271

1.43% 1-YEAR GROWTH

NUMBER OF EMPLOYEES

\$540,400

17.7% 1-YEAR GROWTH

MEDIAN PROPERTY VALUE





80
South

FINANCIAL ANALYSIS

FINANCIAL ANALYSIS

# OF UNITS	UNIT MIX	ESTIMATED SF	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	750	\$1,195	\$1.59	\$1,250	\$1.67	\$14,340	\$15,000
1	STUDIO	500	\$1,210	\$2.42	\$1,175	\$2.35	\$14,520	\$14,100
1	STUDIO	500	\$1,095	\$2.19	\$1,175	\$2.35	\$13,140	\$14,100
1	STUDIO	500	\$1,095	\$2.19	\$1,175	\$2.35	\$13,140	\$14,100
1	STUDIO	500	\$1,095	\$2.19	\$1,175	\$2.35	\$13,140	\$14,100
1	2BR/1BA	750	\$1,845	\$2.46	\$1,800	\$2.40	\$22,140	\$21,600
1	2BR/1BA	750	\$1,660	\$2.21	\$1,800	\$2.40	\$19,920	\$21,600
7								

INCOME	CURRENT	PROFORMA
Gross Rental Income:	\$110,340	\$114,600
Vacancy Allowance:	5% \$(5,517)	5% \$(5,730)
Effective Rental Income:	\$104,823	\$108,870
Other Income		
Laundry:	\$682	\$682
Parking:	\$1,260	\$4,200
Storage/Pet Rent/Other:	\$2,938	\$2,938
Gross Operating Income:	\$109,703	\$116,690
EXPENSES		
Property Tax:	\$7,441	\$7,441
Property Insurance:	\$4,500	\$4,500
Utilities:	\$7,529	\$7,529
Repairs & Maintenance (Est. at \$1000/unit):	\$7,000	\$7,000
Management(Actual/Est. at 6%):	\$9,185	\$7,001
Admin/Misc:	\$4,459	\$4,459
TOTAL EXPENSES	\$40,114	\$37,930
Expenses per Unit	\$5,731	\$5,419
NET OPERATING INCOME	\$69,589	\$78,760

PRICING SUMMARY

INVESTMENT SUMMARY	
Price:	\$1,300,000
Price/Unit:	\$185,714
Price/SF:	\$314.24
Current Cap Rate:	5.35%

CURRENT	
CASH FLOW INDICATORS	
Net Operating Income	\$69,589
Debt Service	(\$48,588)
Net Cash Flow	\$21,002
Principal Reduction	\$0
Total Return	4.62%

PROFORMA	
CASH FLOW INDICATORS	
Net Operating Income	\$78,670
Debt Service	(\$48,588)
Net Cash Flow	\$30,172
Principal Reduction	\$0
Total Return	6.63%

PROPOSED FINANCING	
Loan Amount:	\$845,000
Down Payment (35%):	\$455,000
Interest Rate:	5.75%
Amortization:	Interest Only

VALUE INDICATORS	
CAP Rate	5.35%
Price/Unit	\$185,714
Price/SF	\$314.24
Cash-on-Cash	4.62%

VALUE INDICATORS	
CAP Rate	6.06%
Price/Unit	\$185,714
Price/SF	\$314.24
Cash-on-Cash	6.63%



COMPARABLE SALES



1135 LIPAN ST Denver, CO 80204	
Sale Date	6/17/2025
Sale Price	\$1,295,000
Units	6
Year Built	1943
Price/Unit	\$215,833
Price/SF	\$391.71
Cap Rate	5.61%

725 CORONA ST Denver, CO 80218	
Sale Date	8/18/2025
Sale Price	\$1,325,000
Units	7
Year Built	1908
Price/Unit	\$189,286
Price/SF	\$249.76
Cap Rate	6.00%

1580 ST PAUL ST Denver, CO 80206	
Sale Date	8/20/2025
Sale Price	\$1,939,380
Units	9
Year Built	1929
Price/Unit	\$215,487
Price/SF	\$196.53
Cap Rate	4.43%

1275 STEELE ST Denver, CO 80206	
Sale Date	8/20/2025
Sale Price	\$2,312,988
Units	12
Year Built	1939
Price/Unit	\$192,749
Price/SF	\$196.53
Cap Rate	4.43%



DISCLAIMER

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 described herein as 80 S Washington, Denver CO 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.



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

WASHINGTON STREET *Apartments*

INVESTMENT ADVISORS



CHRIS KNOWLTON

VICE PRESIDENT

303.962.9566

CKNOWLTON@PINNACLEREA.COM



JIM KNOWLTON

OWNER / PRINCIPAL

303.962.9543

JKNOWLTON@PINNACLEREA.COM



MARK KNOWLTON

ADVISOR

719.648.0946

MKNOWLTON@PINNACLEREA.COM



QUENTIN SHORE

ADVISOR

720.635.2863

QSHORE@PINNACLEREA.COM

One Broadway Suite A300 | Denver, CO 80203 | T: 303.962.9555 | www.PinnacleREA.com

© 2026 Pinnacle Real Estate Advisors, LLC. All information contained herein has been obtained from sources we believe to be reliable. However, we accept no responsibility for its accuracy and encourage verification of all information prior to making financial decisions.

