

1677 GENEVA STREET

AURORA, CO 80010



KNOWLTON | SALAZAR
GROUP



1677 GENEVA STREET

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A photograph of a three-story brick building with a white door and a large tree on the left. The building has a mix of red brick and white siding. A large, semi-transparent circular graphic with a white triangle inside is overlaid on the center of the image. The text "EXECUTIVE SUMMARY" is written in white, bold, sans-serif capital letters across the middle of the image.

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Pinnacle Real Estate Advisors is pleased to present 1677 Geneva Street, a well-maintained 12-unit apartment community located in Aurora, Colorado. Offered at \$1,375,000, the property presents an attractive opportunity to acquire a well-positioned multifamily asset with current cash flow and additional upside through continued unit improvements and operational efficiencies.

The property features an even mix of (6) one-bedroom and (6) two-bedroom units, with generously sized floor plans and ample storage. The majority of units have been updated with newer flooring, cabinetry, updated bathrooms, and paint, providing a strong foundation for continued value creation.

1677 Geneva Street features a pitched composite-shingle roof, newer vinyl windows, off-street parking, and on-site laundry facilities. Its convenient location provides residents with easy access to Colfax Avenue retail, restaurants, and services, while also offering a short commute to the Anschutz Medical Campus, one of the region's largest employment centers.

Aurora continues to experience significant population and economic growth, supported by expanding employment, infrastructure investment, and demand for attainable housing. With its convenient location, desirable unit mix, existing amenities, and potential for further rental and operational upside, 1677 Geneva Street represents an excellent opportunity for an investor seeking a well-located multifamily asset in one of the Denver metro's growth markets.



EXECUTIVE SUMMARY

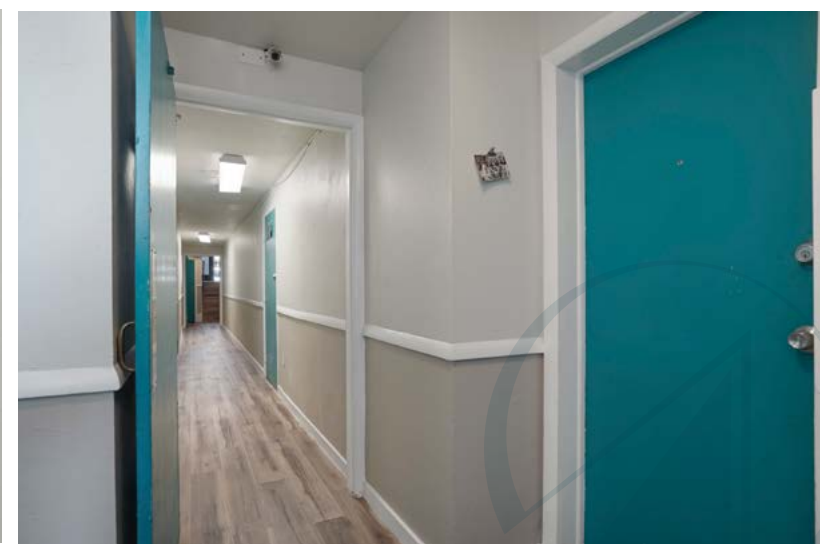
PROPERTY DETAILS

PROPERTY TYPE:	12-Unit Apartment Building
LIST PRICE:	\$1,375,000 (\$114,583/Unit & \$146/SF)
SQUARE FOOTAGE:	9,360 SF
LOT SIZE:	9,375 SF
YEAR BUILT:	1964

INVESTMENT HIGHLIGHTS

- Excellent Aurora Location (One Mile from Stanley Marketplace and One Mile from Anschutz Medical Campus)
- Great Unit Mix of (6) One-Bedroom/One-Bath Units & (6) Two-Bedroom/1-Bathroom Apartments
- 13 Off-Street Parking Spaces
- On-Site Coin-Operated Laundry
- Well-Maintained Building with Significant Capital Improvements
- Majority of Units Have Already Been Updated





LOCATION OVERVIEW



LOCATION OVERVIEW



A photograph of a three-story brick building with a white door and a large tree on the left. The building has a mix of red brick and white siding. The text "FINANCIAL ANALYSIS" is overlaid in white, bold, sans-serif font. A large, semi-transparent circular graphic with a white triangle inside is also overlaid on the image.

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
6	1BR/1BA	600	\$1,132	\$1.89	\$1,200	\$2.00	\$81,468	\$86,400
6	2BR/1BA	800	\$1,550	\$1.94	\$1,600	\$2.00	\$111,600	\$115,200
12								

INCOME						CURRENT	PROFORMA
GROSS RENTAL INCOME:						\$193,068	\$201,600
VACANCY ALLOWANCE:						8% 5% \$(15,445)	\$(10,080)
EFFECTIVE RENTAL INCOME:						\$177,623	\$191,520
OTHER INCOME							
LAUNDRY (ESTIMATED @ \$9/MONTH/UNIT):						\$1,296	\$1,296
RUBS (ACTUAL VS. ESTIMATED @ \$25/UNIT/MONTH):						\$1,200	\$3,600
MISC (ACTUAL VS. ESTIMATED):						\$1,436	\$1,436
GROSS OPERATING INCOME:						\$181,555	\$197,852
EXPENSES							
PROPERTY TAX (2025 ASSESSED AT \$1.622M VS. ESTIMATED):						\$11,975	\$9,597
PROPERTY INSURANCE (QUOTE FROM SHELTER):						\$12,968	\$12,968
UTILITIES (ACTUAL T-12):						\$17,529	\$17,529
MANAGEMENT (ACTUAL VS. ESTIMATED @ 7%):						\$4,971	\$13,850
REPAIRS & MAINTENANCE (ACTUAL T-12 VS. ESTIMATED @ \$1,00/UNIT):						\$7,285	\$12,000
MISCELLANEOUS:						\$3,000	\$3,000
TOTAL EXPENSES						\$57,728	\$68,944
EXPENSES PER UNIT						\$4,811	\$5,745
NET OPERATING INCOME						\$123,827	\$128,908

PRICING SUMMARY

INVESTMENT SUMMARY

PRICE:	\$1,375,000
PRICE/UNIT:	\$114,583
PRICE/SF:	\$146.90
CURRENT CAP RATE:	9.01%

CURRENT

CASH FLOW INDICATORS

NET OPERATING INCOME	\$123,827
DEBT SERVICE	(\$55,859)
NET CASH FLOW	\$67,967
PRINCIPAL REDUCTION	\$0
TOTAL RETURN	14.12%

PROFORMA

CASH FLOW INDICATORS

NET OPERATING INCOME	\$128,908
DEBT SERVICE	(\$55,859)
NET CASH FLOW	\$73,049
PRINCIPAL REDUCTION	\$0
TOTAL RETURN	15.18%

PROPOSED FINANCING

LOAN AMOUNT:	\$893,750
DOWN PAYMENT (35%):	\$481,250
INTEREST RATE:	6.25%
LOAN TYPE:	INTEREST-ONLY

VALUE INDICATORS

CAP RATE	9.01%
PRICE/UNIT	\$114,583
PRICE/SF	\$146.90
CASH-ON-CASH	14.12%

VALUE INDICATORS

CAP RATE	9.38%
PRICE/UNIT	\$114,583
PRICE/SF	\$146.90
CASH-ON-CASH	15.18%



A photograph of a three-story brick building with a white door and a large tree on the left. The building has a mix of red brick and white siding. The door is white with a glass insert. There are several windows, some with black frames. A large tree is on the left side of the building. The sky is blue with some clouds. The word "COMPARABLES" is overlaid in white text on a semi-transparent circular graphic.

COMPARABLES

SALE COMPARABLES



1400 KINGSTON STREET

Aurora, CO 80010

SALE PRICE	\$2,000,000
PRICE/UNIT	\$111,111
PRICE/SF	\$149.64
# OF UNITS	18
YOC	1957
CAP RATE	N/A
UNIT MIX	(18) 1Bd/1Ba



2328 EMPORIA STREET

Aurora, CO 80010

SALE PRICE	\$1,760,000
PRICE/UNIT	\$110,000
PRICE/SF	\$156.70
# OF UNITS	16
YOC	1958
CAP RATE	N/A
UNIT MIX	(16) 1Bd/1Ba



9407 E 17TH AVE

Aurora, CO 80010

SALE PRICE	\$1,750,000
PRICE/UNIT	\$145,833
PRICE/SF	\$208.96
# OF UNITS	12
YOC	1971
CAP RATE	N/A
UNIT MIX	(1) 1Bd/1Ba & (11) 2Bd/1Ba



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 1677 Geneva Street, Aurora 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.



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