

2455

BRYANT STREET



2455 BRYANT STREET | DENVER, CO 80211

CONFIDENTIAL OFFERING MEMORANDUM



KNOWLTON | SALAZAR
GROUP



PINNACLE
REAL ESTATE ADVISORS

2455

BRYANT STREET

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.

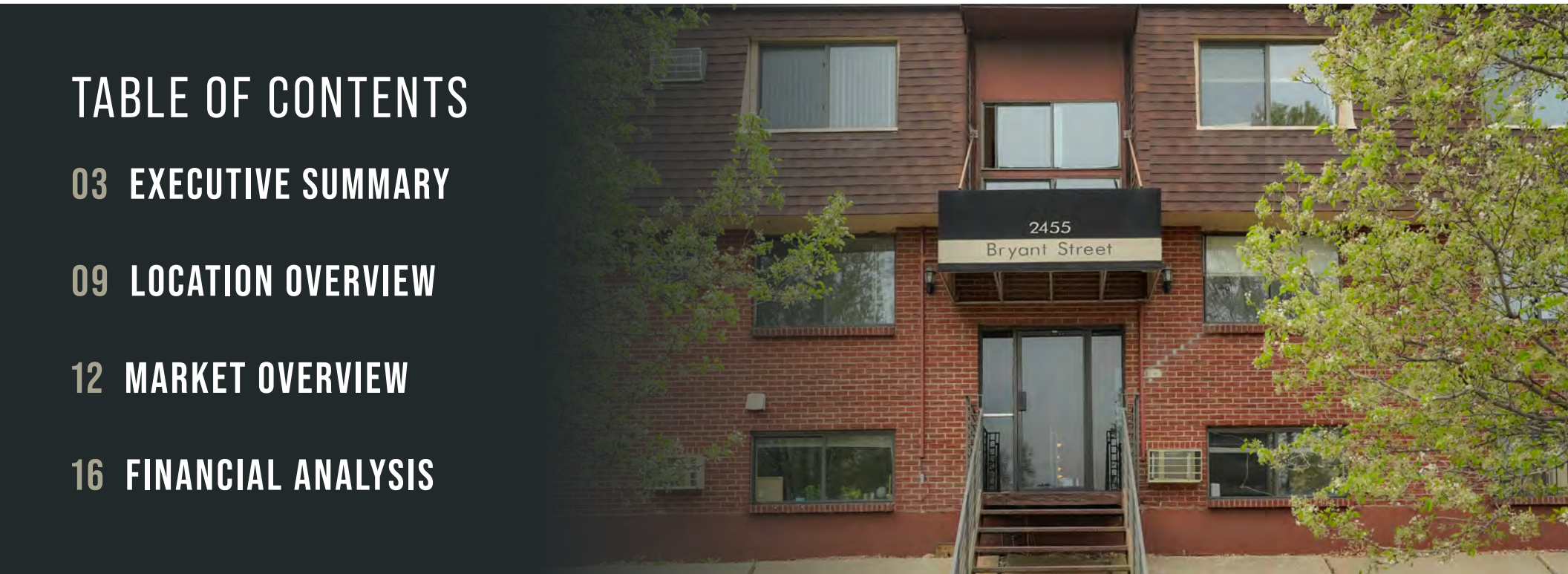
TABLE OF CONTENTS

03 EXECUTIVE SUMMARY

09 LOCATION OVERVIEW

12 MARKET OVERVIEW

16 FINANCIAL ANALYSIS





EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

THE BRYANT APARTMENTS

2455 Bryant Street Apartments present a well-located multifamily investment opportunity in Denver's highly sought-after Jefferson Park / Highlands submarket. Situated just steps from Empower Field and within close proximity to LoHi, the property benefits from exceptional walkability, proximity to major employment centers, and immediate access to some of the city's premier dining and entertainment destinations.

The asset offers a desirable mix of one- and two-bedroom units, each upgraded with contemporary finishes that appeal to today's renter. Recent capital improvements include a new boiler system, enhancing operational efficiency and reducing near-term capital needs. The property also features 16 off-street parking spaces—an increasingly valuable amenity in this dense urban location.

With convenient access to Jefferson Park, Sloan's Lake, and major transportation corridors, 2455 Bryant Street is well-positioned to attract a broad tenant base while supporting long-term rent growth and asset appreciation.





EXECUTIVE SUMMARY

PROPERTY DETAILS:

| | |
|--------------------|------------------------------|
| List Price: | \$2,350,000 (\$213,636/Unit) |
| Building Type: | Multi-Family |
| Building Size: | 6,303 SF |
| Lot Size: | 9,375 SF |
| Parking: | Off-Street |
| Zoning: | G-MU-3 |
| Construction Type: | Masonry |
| YOC: | 1973 |
| Property Taxes: | \$14,298 |

INVESTMENT HIGHLIGHTS

TURN-KEY 11-UNIT ASSET IN A PREMIER HIGHLANDS / JEFFERSON PARK LOCATION

DESIRABLE UNIT MIX OF ONE- AND TWO-BEDROOM APARTMENTS

EXTENSIVELY UPDATED INTERIORS WITH MODERN FINISHES

STRONG IN-PLACE CASH FLOW WITH ADDITIONAL RENTAL UPSIDE

CONSISTENT HISTORICAL OCCUPANCY AND STABLE OPERATIONS

OFF-STREET PARKING AMENITY IN A HIGH-DEMAND URBAN LOCATION

WALKABLE TO LOHI, SLOAN'S LAKE & DOWNTOWN DENVER



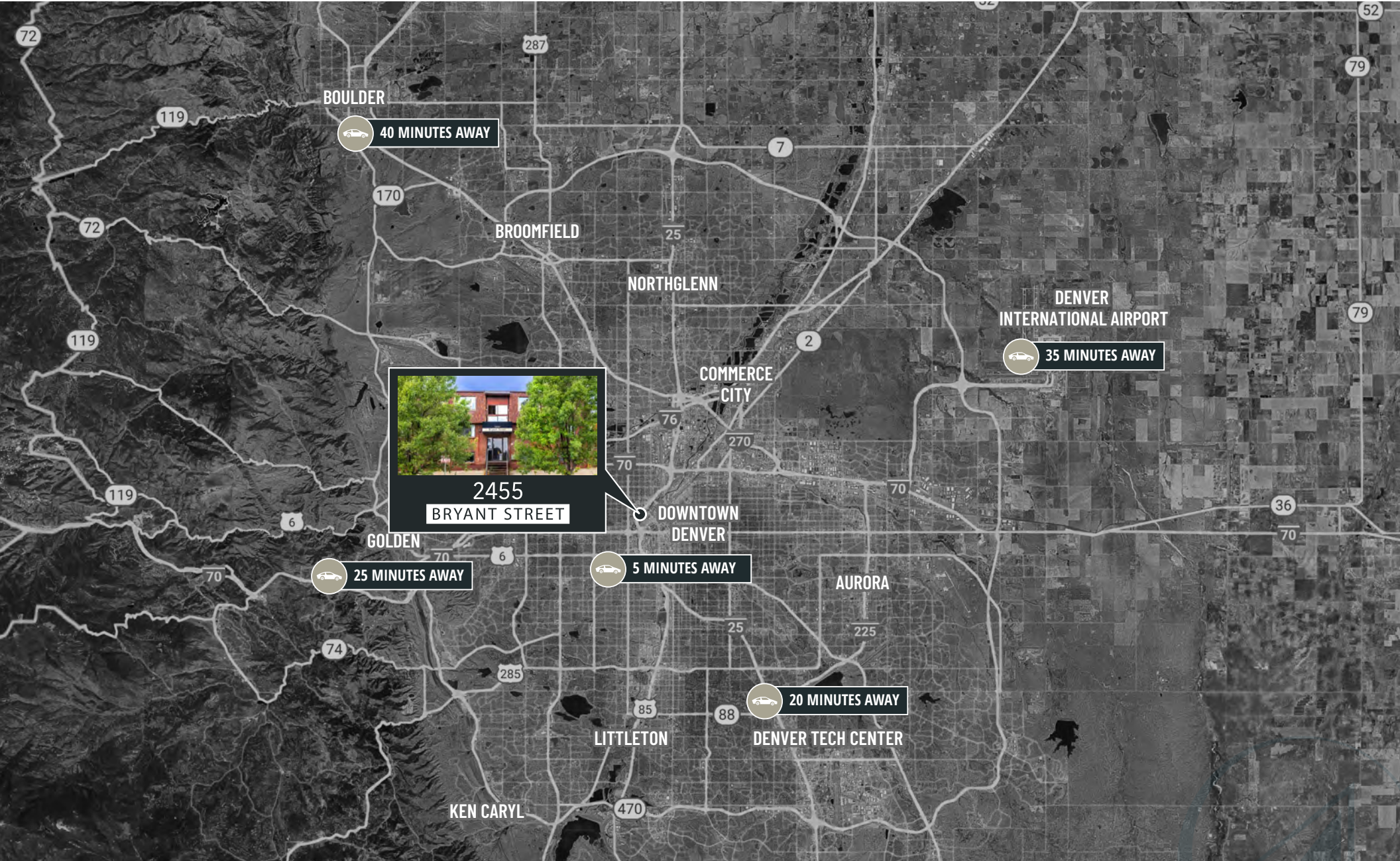
2455

Bryant Street

LOCATION OVERVIEW



LOCATION MAP



LOCATION MAP





MARKET OVERVIEW

IN THE HEART OF DENVER'S MOST POPULAR NEIGHBORHOODS



1 LOWER HIGHLANDS



2 JEFFERSON PARK



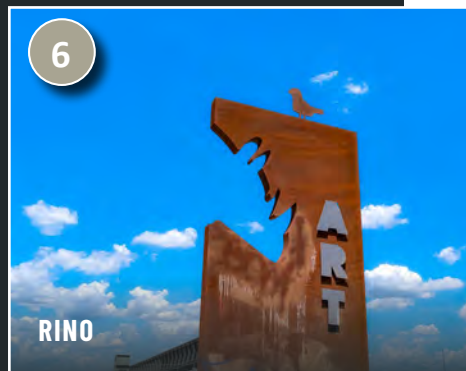
3 HIGHLANDS



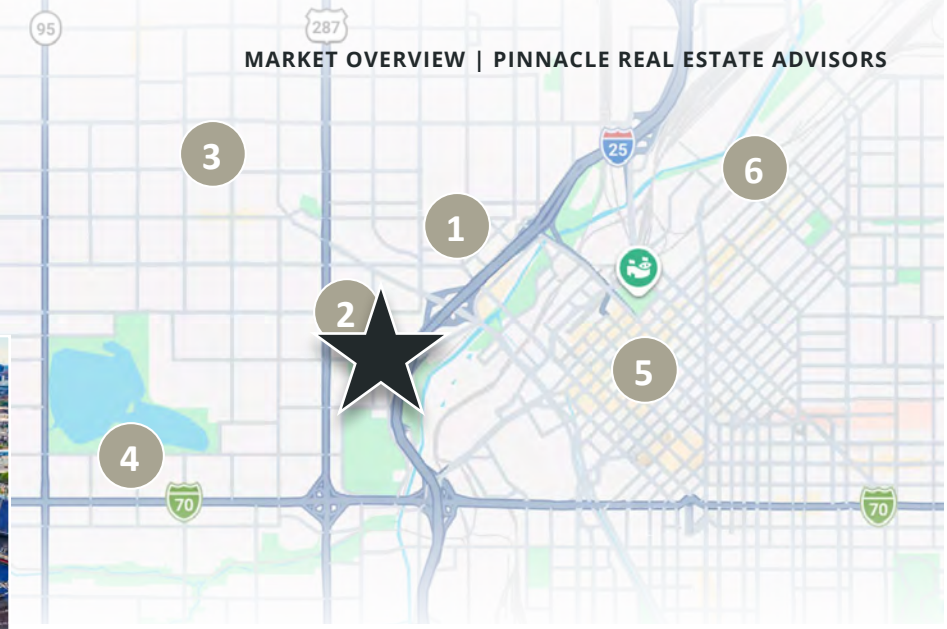
4 SLOANS LAKE



5 DOWNTOWN DENVER



6 RINO



NOTABLE RESTURANTS/BARS

LOWER HIGHLANDS/ HIGHLANDS

- Linger
- El Five
- Avanti Food & Beverage
- Alma Fonda Fina
- Fox and the Hen

DOWNTOWN DENVER

- Tavernetta
- Mercantile Dining & Provision
- Rioja
- Stoic & Genuine
- Ultreia
- Jax Fish House & Oyster Bar

JEFFERSON PARK

- Briar Common Brewery + Eatery
- 2914 Coffee
- Sexy Pizza (Jefferson Park)

RINO

- Work & Class
- Hop Alley
- Dio Mio
- Fish N Beer
- Cart-Driver RiNo
- Bão Brewhouse

SLOAN'S LAKE

- The Patio at Sloans
- Sloan's Lake Tap & Burger
- ChoLon Sloan's Lake
- Edgewater Beer Garden

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



LOCATION OVERVIEW

LOWER HIGHLAND (LOHI) OVERVIEW

The redevelopment of the Central Platte Valley in the late 1990s and early 2000s saw Highland's fortunes rise. Highland became much more accessible to downtown with the construction of the Denver Millennium Bridge and Platte River Bridge in the Central Platte valley, along with the construction of the Highland Bridge over Interstate 25 in 2006.

Lower Highland (LoHi) is the portion of the Highland neighborhood which flanks Interstate 25 northwest of the central business district and Lower Downtown (LoDo). The addition of "Lower" to the Highland name is a recent trend, reflecting the distinct popularity of the area.

The considerable redevelopment is occurring in LoHi along with a noticeable rise in density, as high-end condominiums and lofts replace older structures and parking lots. However, LoHi still offers a large stock of historic single family homes—now some of the closest historic single family construction to Denver's original town site on the South Platte River.

10,414



TOTAL HIGHLAND POPULATION



5,706

TOTAL HIGHLAND HOUSEHOLDS

\$142,114



HIGHLAND NEIGHBORHOOD AVERAGE HOUSEHOLD INCOME





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 |
|------------|----------|--------------|---------------------------|----------------|-----------------------------|------------------|-------------------------------|---------------------------------|
| 5 | 1BR/1BA | 500 | \$1,295 | \$2.59 | \$1,400 | \$2.80 | \$77,700 | \$84,000 |
| 6 | 2BR/1BA | 750 | \$1,599 | \$2.13 | \$1,700 | \$2.27 | \$115,140 | \$122,400 |
| 11 | | | | | | | | |

| INCOME | CURRENT | PROFORMA |
|---|------------------|------------------|
| Gross Rental Income: | \$192,840 | \$206,400 |
| Vacancy Allowance: | 5% | 5% |
| Effective Rental Income: | \$183,198 | \$196,080 |
| Other Income | | |
| Laundry: | \$1,671 | \$1,671 |
| Parking: | \$4,200 | \$7,200 |
| Storage/Pet Rent/Other: | \$6,198 | \$6,198 |
| Gross Other Income: | \$12,069 | \$15,069 |
| Gross Operating Income: | \$195,267 | \$211,149 |
| EXPENSES | | |
| Property Tax: | \$14,298 | \$14,298 |
| Property Insurance: | \$11,355 | \$11,355 |
| Utilities: | \$12,831 | \$12,831 |
| Management (Actual/Est. 6%): | \$8,794 | \$12,669 |
| Repairs & Maintenance(Est. \$1,000/unit): | \$11,000 | \$11,000 |
| Admin/Misc: | \$4,036 | \$4,036 |
| TOTAL EXPENSES | \$62,314 | \$66,189 |
| Expenses per Unit | \$5,665 | \$6,017 |
| NET OPERATING INCOME | \$132,953 | \$144,960 |

PRICING SUMMARY

| INVESTMENT SUMMARY | |
|--------------------|-------------|
| Price: | \$2,350,000 |
| Price/Unit: | \$213,636 |
| Price/SF: | \$373.00 |
| Current Cap Rate: | 5.66% |

| CURRENT | |
|-----------------------------|------------|
| CASH FLOW INDICATORS | |
| Net Operating Income | \$132,953 |
| Debt Service | (\$87,831) |
| Net Cash Flow | \$45,122 |
| Principal Reduction | \$0 |
| Total Return | 5.49% |

| PROFORMA | |
|-----------------------------|------------|
| CASH FLOW INDICATORS | |
| Net Operating Income | \$144,960 |
| Debt Service | (\$87,831) |
| Net Cash Flow | \$57,129 |
| Principal Reduction | \$0 |
| Total Return | 6.95% |

| PROPOSED FINANCING | |
|---------------------|---------------|
| Loan Amount: | \$1,527,500 |
| Down Payment (35%): | \$822,500 |
| Interest Rate: | 5.75% |
| Amortization: | Interest Only |

| VALUE INDICATORS | |
|------------------|-----------|
| CAP Rate | 5.66% |
| Price/Unit | \$213,636 |
| Price/SF | \$373.00 |
| Cash-on-Cash | 5.49% |

| VALUE INDICATORS | |
|------------------|-----------|
| CAP Rate | 6.17% |
| Price/Unit | \$213,636 |
| Price/SF | \$373.00 |
| Cash-on-Cash | 6.95% |



COMPARABLE SALES



| | |
|---|-------------|
| 1685 COOK ST Denver, CO 80206 | |
| Sale Date | 7/17/2025 |
| Sale Price | \$2,100,000 |
| Units | 9 |
| Year Built | 1929 |
| Price/Unit | \$233,333 |
| Price/SF | \$233.49 |
| Cap Rate | 4.86% |

| | |
|---|-------------|
| 2926 ZUNI ST Denver, CO 80211 | |
| Sale Date | 11/26/2025 |
| Sale Price | \$6,450,000 |
| Units | 26 |
| Year Built | 1977 |
| Price/Unit | \$248,077 |
| Price/SF | \$256.10 |
| Cap Rate | N/A |

| | |
|--|-------------|
| 3615 FEDERAL BLVD Denver, CO 80211 | |
| Sale Date | 8/21/2025 |
| Sale Price | \$1,700,000 |
| Units | 6 |
| Year Built | 1928 |
| Price/Unit | \$283,333 |
| Price/SF | \$324.06 |
| Cap Rate | 6.20% |

| | |
|---|--------------|
| 1075 CORONA ST Denver, CO 80218 | |
| Sale Date | 3/14/2025 |
| Sale Price | \$10,800,000 |
| Units | 36 |
| Year Built | 1955 |
| Price/Unit | \$300,000 |
| Price/SF | \$225.46 |
| Cap Rate | 4.80% |



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 2455 Bryant Street, 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



2455

BRYANT STREET

INVESTMENT ADVISORS



CHRIS KNOWLTON
VICE PRESIDENT
303.962.9566
CKNOWLTON@PINNACLERA.COM



JIM KNOWLTON
OWNER / PRINCIPAL
303.962.9543
JKNOWLTON@PINNACLERA.COM



MARK KNOWLTON
ADVISOR
719.648.0946
MKNOWLTON@PINNACLERA.COM



QUENTIN SHORE
ADVISOR
720.635.2863
QSHORE@PINNACLERA.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.



KNOWLTON | SALAZAR
GROUP