

Yukon Terrace

A P A R T M E N T S

1289 YUKON ST, LAKEWOOD, CO 80214

IN THE NEWELL TEAM

15% PRICE REDUCTION!



Confidential Offering Memorandum

PINNACLE
REAL ESTATE ADVISORS

Yukon Terrace

APARTMENTS

1289 Yukon St, Lakewood, CO 80214

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IN THE NEWELL TEAM

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EXECUTIVE SUMMARY



Executive Summary

Yukon Terrace APARTMENTS

1289 Yukon Street, Lakewood, CO 80214

Units:	20
Year Built:	1973
List Price:	\$2,700,000 \$2,300,000
Price/Unit:	\$115,000
Price/SF:	\$196.08
Building Type:	Wood Frame & Stucco
Building Size:	11,730 SF
Lot Size:	0.61 Acres
Roof:	Flat
Heating:	Hot Water Boiler
Parking:	24 Off-Street Parking Spaces
Current CAP Rate:	8.00%
Cash on Cash Return:	9.49%
Total Return:	11.77%

Property Features

- 8.00% Current CAP Rate!
- Short Walk to Light Rail Station, Providing Direct Access to Downtown Denver
- Only \$115,000/Unit!
- Recent Improvements Including a New Roof
- Private Balconies for Every Unit
- Located on Large 0.61 Acre Lot with Ample Parking
- 2 Miles from Belmar Shopping District, Offering Restaurants, Shops, Entertainment, and Grocery Options
- Only 10 Minutes from Major Employment Hubs Including the Denver Federal Center and St. Anthony Hospital
- Priced Below Comparable Properties
- Can Be Purchased with 7515 W 8th Place



Exterior Photos

Yukon Terrace APARTMENTS



Interior Photos



FINANCIAL ANALYSIS



Rent Roll

Unit	Type	Sq.Ft.	Rent	Utilities	Pet Rent
101	1Bd/1Ba	470	\$1,020	\$125	-
102	1Bd/1Ba	470	\$1,125	\$125	\$30
104	1Bd/1Ba	470	\$975	\$125	-
105	1Bd/1Ba	470	\$1,225	-	-
106	1Bd/1Ba	470	\$1,125	-	-
107	1Bd/1Ba	470	\$1,100	\$125	-
201	1Bd/1Ba	470	\$1,125	\$125	-
202	1Bd/1Ba	470	\$1,125	-	-
203	1Bd/1Ba	470	\$1,125	\$125	-
204	1Bd/1Ba	470	\$975	\$125	-
205	1Bd/1Ba	470	\$1,125	-	-
206	1Bd/1Ba	470	\$1,125	-	-
207	1Bd/1Ba	470	\$1,125	-	-
301	1Bd/1Ba	470	\$1,000	\$125	-
302	1Bd/1Ba	470	\$1,000	\$125	-
303	1Bd/1Ba	470	\$975	\$125	-
304	1Bd/1Ba	470	\$1,125	\$125	-
305	1Bd/1Ba	470	\$1,125	\$125	-
306	1Bd/1Ba	470	\$1,125	\$125	-
307	1Bd/1Ba	470	\$1,125	\$125	-
20			\$21,770	\$1,750	\$30

* Vacant Units Display Market Rents

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	20	470	\$1,089	\$21,770	\$2.32	\$1,125	\$22,500	\$2.39
TOTAL	20	9,400		\$21,770			\$22,500	

INCOME

	Current	Pro Forma
Gross Potential Rent	\$261,240	\$270,000
Other Income		
Utility Reimbursement (Estimated: \$125/Unit/Month)	\$30,000	\$30,000
Laundry Income (Actual - 2025/ Estimated: \$8/Unit/Month)	\$0	\$1,920
Total Other Income	\$30,000	\$31,920
Gross Potential Income	\$291,240	\$301,920
Vacancy/Collection Loss (Estimated) 5.00%	(\$14,562)	5.00% (\$15,096)
EFFECTIVE GROSS INCOME	\$276,678	\$286,824

EXPENSES

Taxes (Actual - 2025/ 2026)	\$18,907	\$19,797
Insurance (Actual - 2025/ Estimated: \$1,000/Unit/Year)	\$12,729	\$20,000
Utilities (Actual - Trailing 11 Months Annualized)	\$28,875	\$28,875
Maintenance & Repairs (Actual - Trailing 11 Months Annualized)	\$13,996	\$13,996
Onsite Manager (Actual - Trailing 11 Months Annualized)	\$14,700	\$14,700
Management Fee (Actual - Trailing 11 Months Annualized)	\$1,320	\$1,320
Legal & Professional (Actual - Trailing 11 Months Annualized)	\$400	\$400
Advertising (Actual - Trailing 11 Months Annualized)	\$1,836	\$1,836
TOTAL EXPENSES	\$92,763	\$100,924
Expenses per Unit	\$4,638	\$5,046
Expenses per SF	\$9.87	\$10.74
% OF EGI	33.5%	35.2%
NET OPERATING INCOME	\$183,915	\$185,900

Pricing Summary

Yukon Terrace

APARTMENTS

Investment Summary

Price:	\$2,300,000
Price/Unit:	\$115,000
Price/SF:	\$196.08
Current CAP Rate:	8.00%

Proposed Financing

Loan Amount:	65%	\$1,495,000
Down Payment:	35%	\$805,000
Interest:	6.00%	
Amortization:	30 Years	

Current

CASH FLOW INDICATORS

Net Operating Income		\$183,915
Debt Service		(\$107,559)
Net Cash Flow	9.49%	\$76,356
Principal Reduction		\$18,359
Total Return	11.77%	\$94,714

VALUE INDICATORS

CAP Rate	8.00%
Price Per Unit	\$115,000
Price Per Foot	\$196.08

Pro Forma

CASH FLOW INDICATORS

Net Operating Income		\$185,900
Debt Service		(\$107,559)
Net Cash Flow	9.73%	\$78,341
Principal Reduction		\$18,359
Total Return	12.01%	\$96,699

VALUE INDICATORS

CAP Rate	8.08%
Price Per Unit	\$115,000
Price Per Foot	\$196.08



SALES COMPARABLES



Sales Comparables

Yukon Terrace APARTMENTS

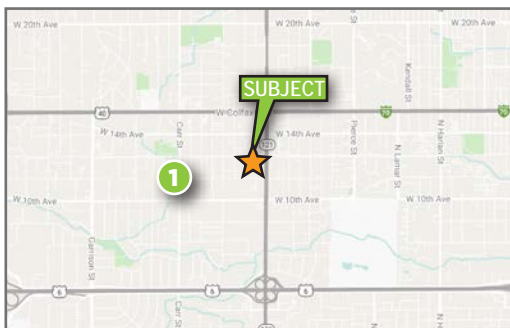
**1107 Carr St
Lakewood, CO**

1



Number of Units:	17
Year Built:	1961
Sale Price:	\$2,670,000
Sale Date:	4/7/2025
Price/Unit:	\$157,059
Price/SF:	\$188.53

Unit Mix:	
9	1Bd/1Ba
8	2Bd/1Ba



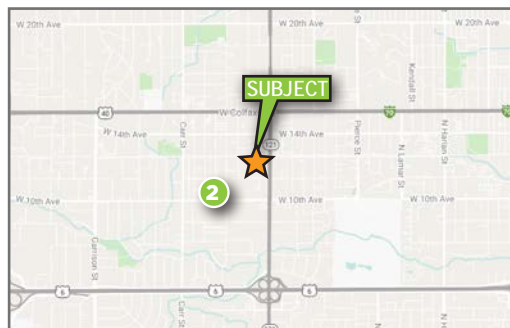
**1025 Ammons Street
Lakewood, CO**

2



Number of Units:	18
Year Built:	1959
Sale Price:	\$3,625,000
Sale Date:	04/15/2025
Price/Unit:	\$201,389
Price/SF:	\$297.16

Unit Mix:	
4	1Bd/1Ba
13	2Bd/1Ba
1	2Bd/2Ba



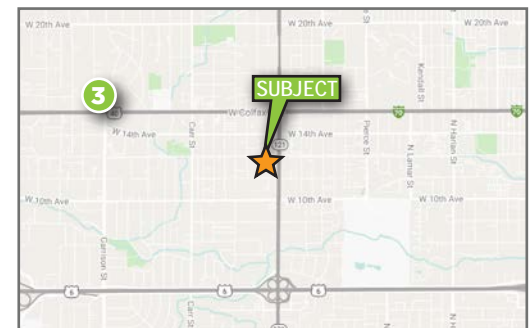
**1600-1604 Garland St
Lakewood, CO**

3



Number of Units:	22
Year Built:	1928
Sale Price:	\$3,300,000
Sale Date:	11/25/2025
Price/Unit:	\$150,000
Price/SF:	\$204.16

Unit Mix:	
4	1Bd/1Ba
15	2Bd/1Ba
3	3Bd/1Ba



LOCATION OVERVIEW



Location Overview

Yukon Terrace APARTMENTS



POPULATION

1 mile	15,444
3 mile	139,984
5 mile	387,693



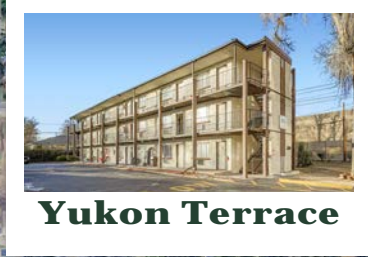
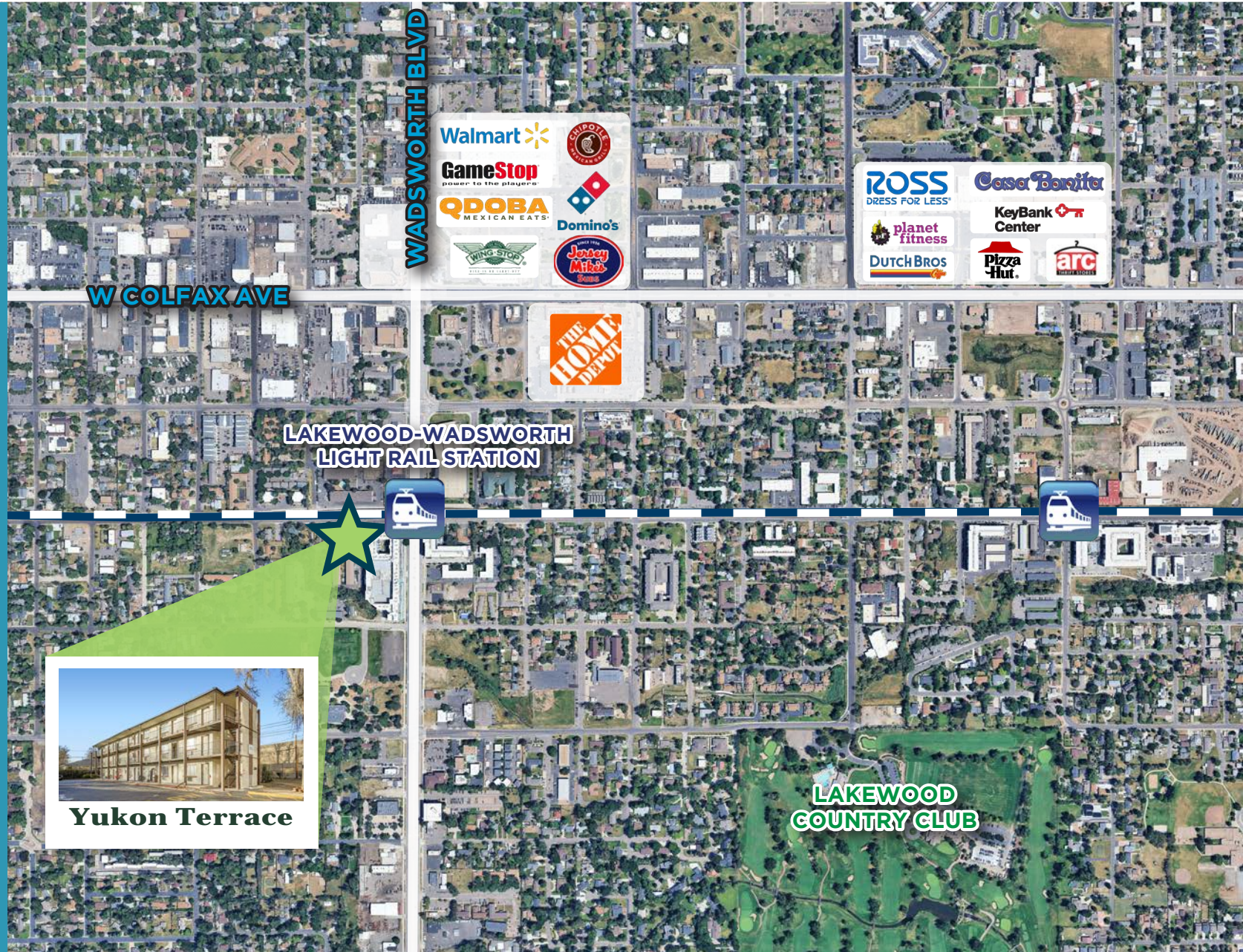
HOUSEHOLDS

1 mile	7,037
3 mile	60,337
5 mile	169,532



AVERAGE HH INCOME

1 mile	\$74,995
3 mile	\$94,954
10 mile	\$103,807



Location Overview

Yukon Terrace APARTMENTS



Yukon Terrace

Location Overview



Light Rail/Denver West Line

The West Rail Line is a 12.1-mile light rail transit corridor located between the Auraria Campus in downtown Denver and the Jefferson County Government Center in Golden. It serves Denver, Lakewood, the Federal Center, Golden, and Jefferson County.

The West Rail Line travels through a series of parks in Denver, through residential neighborhoods along 13th Avenue in Lakewood, through the Lakewood Industrial Park, onto the Federal Center site, and along 6th Avenue to the Jefferson County Government Center on the western end of the project.

The city of Lakewood has rezoned much of the areas surrounding the light rail stations and the West Colfax corridor to accommodate for mixed-use and higher density projects.

There are 11 stations along the line: six with parking (Decatur | Federal, Sheridan, Lakewood | Wadsworth, Oak, Federal Center and Jefferson County Government Center | Golden); and six walkup/Kiss-n-Ride stations (Auraria West, Knox, Perry, Lamar, Garrison and Red Rocks College).

Jefferson County Government Center Station

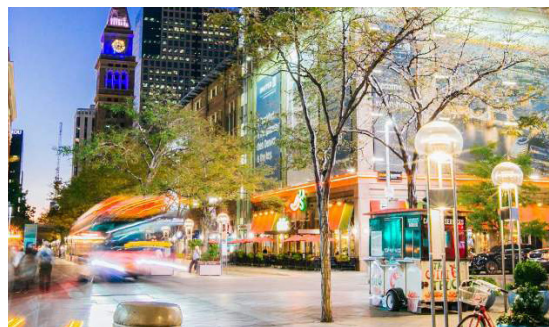
The Jefferson County Government Center Station is at the end of the line and located north of 6th Avenue and west of Johnson Road. Trains depart every 15-30 minutes and it is forecasted that 1,443 individuals will board or exit the light rail station on an average weekday in 2030.



Location Overview



CITY OF LAKEWOOD



Lakewood is Colorado's fifth-largest city, with a population of more than 156,000. Located between the Rocky Mountain foothills and downtown Denver, it combines urban convenience with easy access to nature, offering 114 parks and 240 miles of trails. The city's economy is supported by major employers including the Denver Federal Center, Red Rocks Community College, St. Anthony Hospital, and Colorado Christian University. Lakewood is served by the RTD W Line, with seven light rail stations providing direct access to downtown Denver. Educational attainment is notably high—45.3% of residents hold a bachelor's degree or higher—reflecting a skilled, professional workforce and contributing to strong home values and household incomes.



156,868

Population

\$548,200

Median Home Value

\$85,789

Median HH Income

75,000+

Jobs

Disclaimer

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