

MULTI-TENANT EAST COLFAX RETAIL

5130 EAST COLFAX AVENUE | DENVER, CO 80220



One Broadway, Suite 300A | Denver, CO 80203
303.962.9555 | www.PinnacleREA.com



Chris Student 303.962.9575 | JB@PinnacleREA.com
Jules Hochman 303.962.9533 | JB@PinnacleREA.com
Justin Brockman 303.962.9553 | JB@PinnacleREA.com

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INVESTMENT CONTACTS

Jules Hochman, Principal

303.962.9533

JB@PinnacleREA.com

Justin Brockman, Principal

303.962.9553

JB@PinnacleREA.com

Chris Student, Associate Advisor

303.962.9575

JB@PinnacleREA.com

Melanie Williford, Transaction Manager

303.962.9531

JB@PinnacleREA.com

Pinnacle Real Estate Advisors

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For more information, contact: **Chris Student** | 303.962.9575 | CStudent@PinnacleREA.com



PROPERTY OVERVIEW



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EXECUTIVE SUMMARY

Pinnacle Real Estate Advisors, LLC is please to exclusively offer the sale of 5130 East Colfax Avenue, a 10,237 square foot multi-tenant retail building located on the desirable East Colfax retail corridor in Denver, Colorado. The street front retail property is currently 100% occupied and features a corner location with four way traffic movement and off-street parking behind the building. This property is surrounded by some of Central Denver's most affluent neighborhoods, providing the immediate trade area with outstanding demographics.

Offering Summary

Address	5130 E Colfax Avenue Denver, CO 80220
Size	10,237 SF
Occupancy	100%
Number of Tenants	6
Price	\$1,750,000
Cap Rate (Market)	7.79%



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OFFERING

SUMMARY



Offering Summary

Year Built	1940
Building Type	Multi Tenant Retail
Gross Leasable Area	10,237 SF
Lot Size	17,091 SF
County	Denver
Zoning	G-MS-5
Parking	15 Off-Street Spaces

Investment Summary

Price	\$1,750,000
Down Payment	\$700,000 (40%)
Price/SF	\$170.95
CAP Rate (Current)	4.30%
CAP Rate (Market)	7.79%
Type of Ownership	Fee Simple

Financing (proposed)

Loan Amount	\$1,050,000
Loan Type	New
Interest Rate	4.00%
Amortization	30 Years
Loan to Value	60%



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LOCATION OVERVIEW



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LOCATION OVERVIEW

DOWNTOWN
DENVER

EAST HIGH
SCHOOL

CONGRESS PARK
NEIGHBORHOOD

CITY PARK
NEIGHBORHOOD



60,000 VPD

COLORADO BOULEVARD

9TH & COLORADO
MIXED-USE
DEVELOPMENT

HILLTOP
NEIGHBORHOOD



5130 E Colfax Ave



SOUTH PARK
HILL
NEIGHBORHOOD

MONTCLAIR
NEIGHBORHOOD



29,982 VPD

E COLFAX AVENUE

77
WALK SCORE
93
BIKE SCORE



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LOCATION OVERVIEW



POPULATION

1 mile	23,355
3 mile	205,109
5 mile	475,807



HOUSEHOLDS

1 mile	11,496
3 mile	98,270
5 mile	222,032



MEDIAN HH INCOME

1 mile	\$85,142
3 mile	\$64,803
5 mile	\$58,787



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LOCATION OVERVIEW

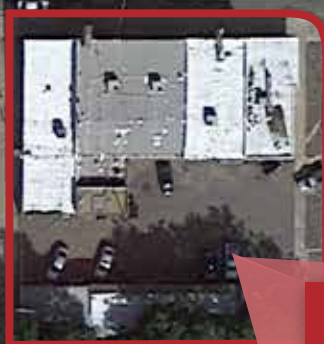
FOREST STREET



29,982 VPD

E COLFAX AVENUE

MARCZYK
FINE FOODS
Denver



5130 E Colfax Ave

Ceramics
To the City



SHERWIN
WILLIAMS



O'Reilly
AUTO PARTS

GLENCOE STREET



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FINANCIAL OVERVIEW



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ANALYSIS

INCOME & EXPENSES

INCOME	Current	Per SF	Market	Per SF
Base Rent	\$100,224	\$9.79	\$150,024	\$14.66
TOTAL BASE RENT	\$100,224	\$9.79	\$150,024	\$14.66
Other Income				
Expense Reimbursements	\$6,615	\$0.65	\$18,799	\$1.84
TOTAL OTHER INCOME	\$6,615	\$0.65	\$18,799	\$1.84
EFFECTIVE GROSS INCOME	\$106,839	\$10.44	\$168,823	\$16.49
EXPENSES				
Property Tax	\$14,366	\$1.40	\$14,797	\$1.45
Insurance	\$5,800	\$0.57	\$5,974	\$0.58
CAM				
Repairs & Maintenance	\$6,744	\$0.66	\$6,946	\$0.68
Water & Sewer	\$3,700	\$0.36	\$3,811	\$0.37
Snow Removal	\$1,000	\$0.10	\$1,030	\$0.10
TOTAL EXPENSE	\$31,610	\$3.09	\$32,558	\$3.18
NET OPERATING INCOME	\$75,229	\$7.35	\$136,265	\$13.31
FINANCIAL ANALYSIS				
Net Operating Income	\$75,229		\$136,265	
Debt Service	(\$60,154)		(\$60,154)	
Net Cashflow After Debt Service	\$15,075		\$76,111	
Cash On Cash Return	2.15%		10.87%	
Principle Reduction	\$18,491		\$18,491	
Total Return	\$33,566		\$94,602	
Total Return %	4.80%		13.51%	



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TENANT RENT ROLL

Tenant Name	Sq Ft	PRS	Current Rate/SF	Annual Rent	Lease Term Start	Lease Term End	Expense Recoveries
Laundromat	1,300	12.70%	\$6.92	\$9,000	June-2009	Month to Month	Modified NNN
Green Dragon	1,500	14.65%	\$22.62	\$33,924	Feb-2017	Nov-2021	Modified NNN
Tienda Salvadorena	3,300	32.24%	\$7.27	\$24,000	Jan-2002	Month to Month	Gross
Bellwether	1,800	17.58%	\$12.67	\$22,800	Jan-2017	Dec-2029	Modified NNN
Bellwether - Storage	1,100	10.75%	\$3.27	\$3,600	Mar-2017	Dec-2019	Gross
Ludwig - Storage	1,237	12.08%	\$5.58	\$6,900	Sept-2013	Month to Month	Gross
Total Square Feet	10,237						
Vacant Square Feet	0						
Occupancy	100%						

Notes

Bellwether base rent increases 4% annually and will begin to reimburse for taxes in 2021

Analysis assumes Laundromat and Tienda Salvadorena spaces leased at \$18/sf NNN

Square footage measurements are approximate

Laundromat and Bellwether have a basement that is not included in the rentable square footage above



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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 5130 East Colfax Avenue, Denver, 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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Investment Contacts:

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Offered and Marketed by:



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