

# JOSH NEWELL JB HOCHMAN



**PINNACLE**  
REAL ESTATE ADVISORS  
1777 S HARRISON STREET, SUITE 420  
DENVER, CO 80210

**FEBRUARY 2010**

FOR A FREE EVALUATION OF YOUR PROPERTY  
PLEASE FEEL FREE TO CONTACT US:

TEL: 303.962.9559  
FAX: 303.962.9980

JNEWELL@PINNACLEAREA.COM  
JHOCHMAN@PINNACLEAREA.COM



## FOX MANOR

5228 SOUTH FOX STREET, LITTLETON

**\$2,200,000**      **40 UNITS**

RENOVATED UNITS; NEW: ROOF, PKG LOT, STAIRS, PAINT, ETC.



## HOLIDAY THEATER BUILDING

2656 WEST 32ND AVENUE, DENVER

**\$1,495,000**      **MIXED USE**

REDEVELOPMENT OPPORTUNITY IN THE LOWER HIGHLANDS



**JUST SOLD!!**

**ESTES VILLAGE**  
1305 ESTES ST, LAKEWOOD

**\$1,237,000**      **27 UNITS**

8.5% CAP RATE; NEAR LIGHTRAIL



**JUST SOLD!!**

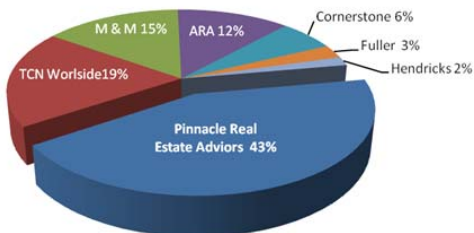
**WHEAT RIDGE GARDENS**  
4415 TELLER ST, WHEAT RIDGE

**\$2,150,000**      **32 UNITS**

30 DAY CLOSE; SELLER CARRY

## PINNACLE MARKET SHARE VS. COMPETITION

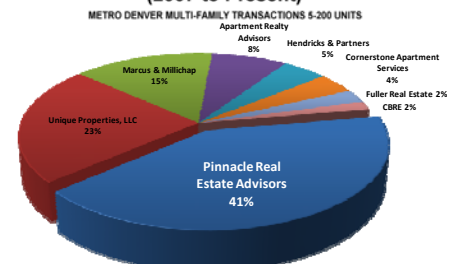
Multi-Family Market Share 2009



Multi-Family Market Share 2009  
5-200 UNITS

FIRM	Transactions	Volume (\$)
Pinnacle	50	\$ 28,484,850
TCN Worldwide	22	\$ 15,663,606
Marcus & Millichap	17	\$ 18,108,325
ARA	14	\$ 13,199,200
Cornerstone	7	\$ 4,099,350
Fuller	3	\$ 1,212,500
Hendricks	2	\$ 1,532,500
<b>TOTAL</b>	<b>115</b>	<b>\$ 82,300,331</b>

Multi-Family Market Share  
(2007 to Present)



# JOSH NEWELL & JB HOCHMAN

## THE HOCHMAN NEWELL TEAM

EXCLUSIVE LISTINGS  
FEBRUARY 2010

PHONE: 303.962.9559  
FAX: 303.962.9980

WWW.PINNACLEREA.COM

1777 S. HARRISON STREET  
SUITE 420  
DENVER, CO 80210



### JUST SOLD!!

**WEST 54TH APARTMENTS**  
8867 WEST 54TH PL, ARVADA

**\$291,000**                      **6 UNITS**  
REHAB OPPORTUNITY; 7.75% CAP



### JUST SOLD!!

**ULYSSES APARTMENTS**  
1407 ULYSSES ST, GOLDEN

**\$810,000**                      **12 UNITS**  
\$67,500/UNIT; 8.78% CAP RATE



### JUST LISTED

**ELM CREEK APARTMENTS**  
1640 SOUTH FEDERAL, DENVER

**\$1,800,000**                      **40 UNITS**  
MOTIVATED SELLER; ALL 2BD/1BA



### LISTED

**ARVADA HEIGHTS**  
11909 W. 62ND PL, ARVADA

**\$715,000**                      **13 UNITS**  
8.4% CAP; VERY CLEAN BLDG



### SOLD

**CYNDI MANOR**  
6915 W 24TH AVE, EDGEWATER

**\$715,000**                      **11 UNITS**  
\$65,000/UNIT; 6.78% CAP RATE



### SOLD

**GROVE LANAI**  
1820 S GROVE ST, DENVER

**\$750,000**                      **18 UNITS**  
ALL CASH BUYER, 6 DAY CLOSE



### SOLD

**ELATI TOWNHOMES**  
5510 S ELATI ST, LITTLETON

**\$955,000**                      **14 UNITS**  
\$68,214/UNIT; 21 DAY CLOSE



### LISTED

**2550 OGDEN ST, DENVER**  
**3351 LAFAYETTE ST, DENVER**

**\$2,100,000**                      **31 UNITS**  
8.06% CAP RATE; WILL SEPARATE



### JUST LISTED

**INGALLNOOK TOWNHOMES**  
1027-1047 INGALLS ST, LAKEWOOD

**\$1,295,000**                      **20 UNITS**  
SELLER CARRY; 16 TWO STORY UNITS



### LISTED

**SUMMER RIDGE**  
3180 S FEDERAL BLVD, DENVER

**\$2,995,000**                      **54 UNITS**  
SELLER WILL CARRY; BUILT IN 1984



### LISTED

**THE REAGLE**  
5531 S DELAWARE ST, LITTLETON

**\$750,000**                      **12 UNITS**  
TENANTS PAY GAS & ELECTRIC



### LISTED

**HIGHLANDS MIXED-USE BUILDING**  
3775 GROVE STREET, DENVER

**\$1,175,000**                      **17 UNITS**  
CORNER LOT; VINTAGE BUILDING



### SOLD

**JEFFERSON ARMS**  
8150 WEST 26TH AVE, LAKEWOOD

**\$1,166,000**                      **19 UNITS**  
ALL CASH BUYER; 19 DAY CLOSE



### SOLD

**BENTON TOWNHOMES**  
3481 BENTON ST, WHEAT RIDGE

**\$700,000**                      **10 UNITS**  
ALL CASH BUYER, 11 DAY CLOSE

FOR A FREE EVALUATION OF YOUR PROPERTY  
PLEASE FEEL FREE TO CONTACT US:

TEL: 303.962.9559  
FAX: 303.962.9980

JNEWELL@PINNACLEREA.COM  
JHOCHMAN@PINNACLEREA.COM