

OFFERING MEMORANDUM



5551 S DELAWARE STREET

Littleton, CO 80120

Price: \$1,299,000 | Units: 6

INVESTMENT ADVISORS



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PROPERTY SUMMARY



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EXECUTIVE SUMMARY

PROPERTY DETAILS

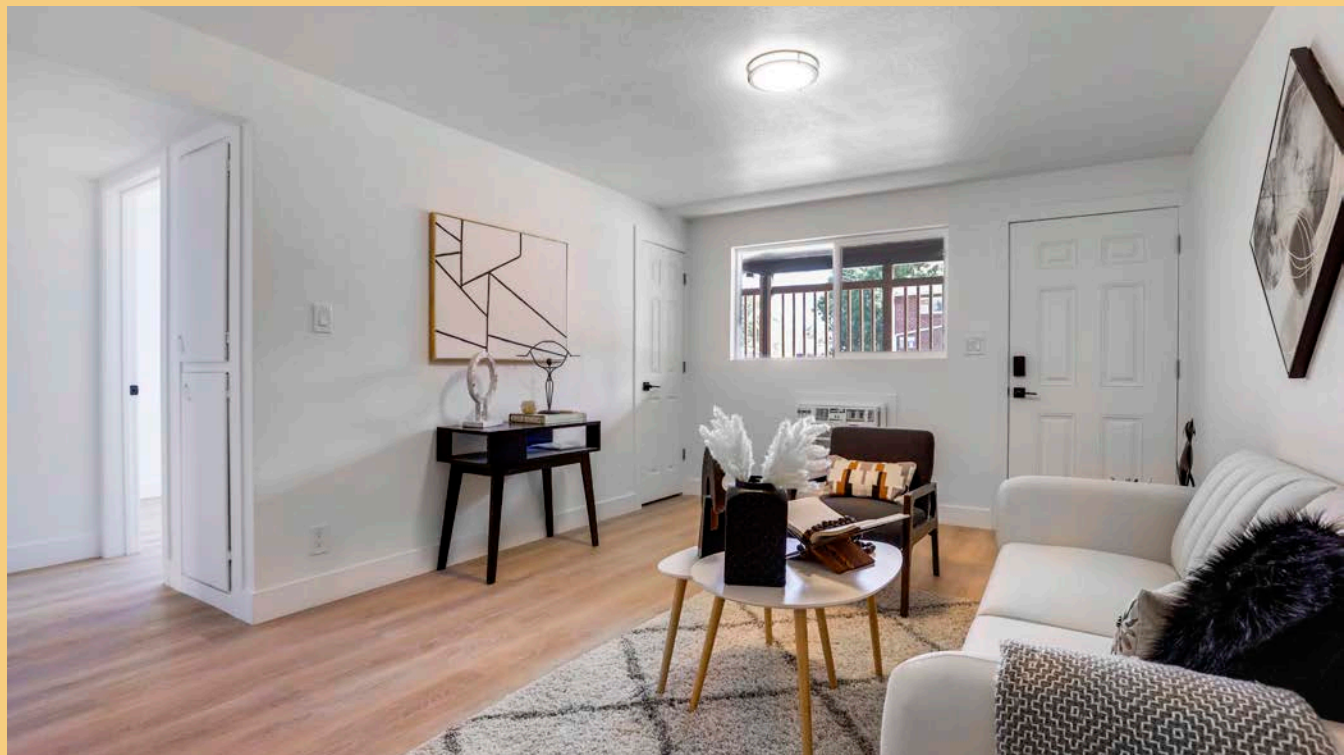
Address	5551 S Delaware St. Littleton, CO 80120
Price	\$1,299,000
# of Units	6
Building Size	4,278 SF
Lot Size	7,405 SF
Year Built	1960
Roof	Pitched
Building Type	Brick
Heat	Furnaces
Off-Street Parking	6 Spaces

PROPERTY HIGHLIGHTS

- Fully renovated interior and exterior including roof and electrical
- Achieving rents above the rate shown on OM
- High growth location with nearby development
- In unit laundry commands premium rents
- Separately metered gas/electric - tenants pay direct
- Xeriscaping results in less maintenance and cost

5551 S Delaware is a 6 unit apartment building built in 1960 and completely renovated in 2025. Recent improvements include major systems such as roof and electrical as well as interior finishes and in unit laundry. The unit mix is (2) 1Bed/1Bath and (4) 2Bed/1Bath units. All units are separately metered for gas/electric with tenants paying direct. In addition, the property has been xeriscaped to reduce maintenance and cost.

The property sits in a high growth pocket with new development finishing up directly across the street. For the right investor, this is an opportunity to buy a well located property in great condition that will continue to improve over time.



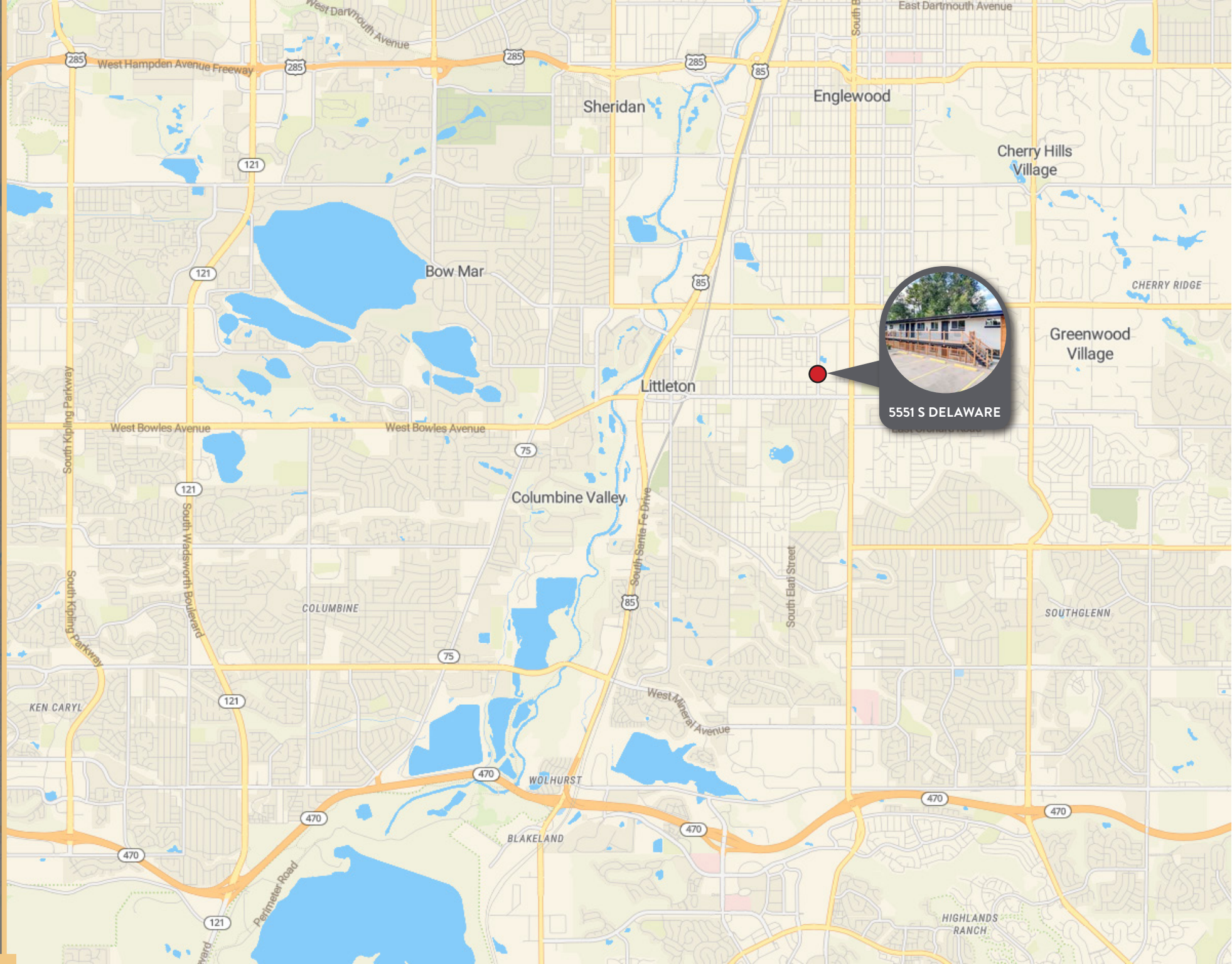




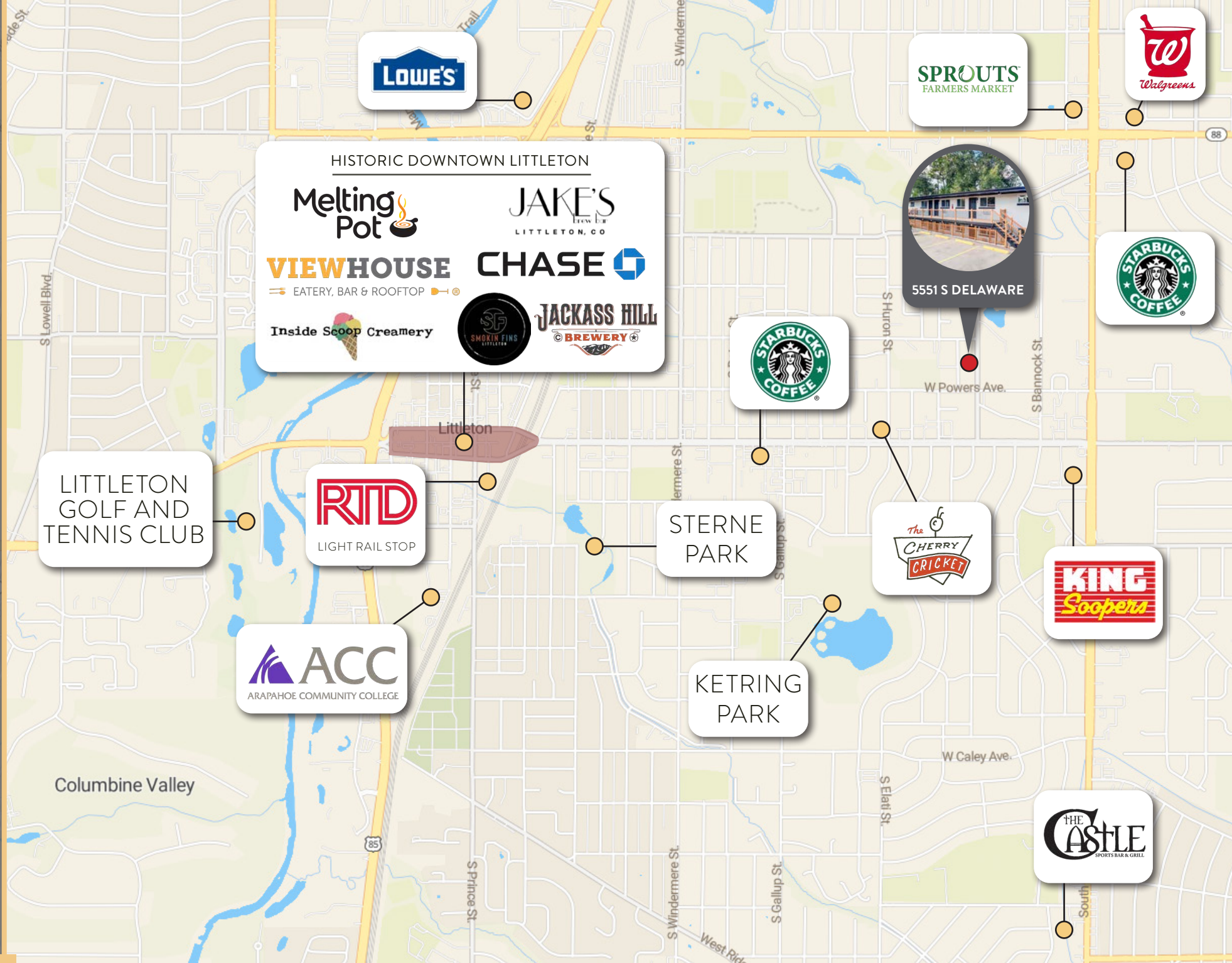
LOCATION OVERVIEW



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5551 S DELAWARE



HISTORIC DOWNTOWN LITTLETON

Melting Pot

JAKE'S
LITTLETON, CO

VIEWHOUSE CHASE

EATERY, BAR & ROOFTOP

Inside Scoop Creamery

SMOKIN FIN'S
LITTLETON

JACKASS HILL
BREWERY

SPROUTS
FARMERS MARKET

Walgreens

STARBUCKS
COFFEE



5551 S DELAWARE

STARBUCKS
COFFEE

W Powers Ave.

LITTLETON
GOLF AND
TENNIS CLUB

RTD
LIGHT RAIL STOP

STERNE
PARK

The
CHERRY
CRICKET

KING
Soopers

ACC
ARAPAHOE COMMUNITY COLLEGE

KETRINGS
PARK

THE
CASTLE
SPORTS BAR & GRILL

LITTLETON

Littleton has nearly 1,500 acres of parks and open space. Rack up some miles on more than 35 miles of bikeways, including the Highline Canal, Columbine and Lee Gulch trails. Residents can also spend the day swimming, kayaking or standup paddleboarding at Chatfield Reservoir.

One of the newest additions to Littleton is the Farm House at Breckenridge Brewery. This ranch-style campus includes a restaurant with fresh, local salads, sandwiches, entrees and desserts; a dog-friendly outdoor beer garden; and a brewing facility that produces 65,000 barrels per year.

The Littleton Museum is situated on a spacious 14 acres next to Ketrang Lake. This living-history farm, recognized as an Affiliate of the Smithsonian Institution, recreates life on two farms from the 1860s and 1890s. Stepping through its gates is like stepping back in time. Imagine what it was like to go to class in the old schoolhouse, to churn the butter for your bread, make a quilt to keep you warm at night or watch the village blacksmith at work. Galleries and exhibits, with thousands of local artifacts, further interpret the area's history.

Littleton is accessible from downtown via the RTD Light Rail C or D lines. You can also bike a portion of the 85 miles of bike trails to Littleton from downtown Denver by following the Platte River Trail south to Chatfield State Park in Englewood to the Mary Carter Greenway Trail.



INVESTMENT ANALYSIS



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UNIT MIX & INVESTMENT ANALYSIS

UNIT TYPE	NO. OF UNITS	APPROX. SF	RENT	MONTHLY INCOME
1Bd/1Ba	2	565	\$1,375	\$2,750
2Bd/1Ba	4	765	\$1,675	\$6,700
TOTALS	6	4,190		\$9,450

INCOME	CURRENT
Gross Scheduled Income (GSI)	\$113,400
Vacancy (4%)	(\$4,536)
Utility Billback (Full Amount)	\$4,501
GROSS RENTAL INCOME	\$113,365

EXPENSES	CURRENT
Property Tax (2025)	\$5,752
Insurance (Actual)	\$6,706
Gas/Electric (Est./Historical)	\$500
Water/Sewer (Historical)	\$2,909
Trash (Historical)	\$1,092
Management (7%)	\$7,936
Repairs/Maint. (\$850/Unit)	\$5,100
Landscaping/Snow	\$1,200
TOTAL EXPENSES	\$31,195
TOTAL EXPENSES / UNIT	\$5,199
NET OPERATING INCOME	\$82,170

FINANCIAL ANALYSIS	CURRENT
Net Operating Income	\$82,170
Projected Debt Service	(\$59,129)
Before Tax Cash Flow	\$23,042
Cash-on-Cash Return	5.1%
Principal Reduction	\$10,862
Total Return	\$33,904
CAP RATE	6.3%

FINANCING	
Loan Amount	\$844,350 (65%)
Down Payment	\$454,650 (35%)
Interest Rate	5.75%
Amortization	30 Years

INVESTMENT SUMMARY	
List Price	\$1,299,000
Price/Unit	\$216,500
Price/SF	\$304

**SUBJECT PROPERTY**

5551 S Delaware St., Littleton, CO

Rent	\$1,375
Unit Type	1 Bd / 1 Ba
Unit Size	565 SF
Year Built/Reno.	1960/2025
Distance from Subject Property	N/A

FULLY RENOVATED, IN UNIT LAUNDRY
OFF STREET PARKING5561 S Delaware St
Littleton, CO 80120

#1

Rent	\$1,350
Unit Type	1 Bd / 1 Ba
Unit Size	565 SF
Year Built	1960
Distance from Subject Property	0.0 Miles

ACROSS THE STREET, AVERAGE CONDITION,
IN UNIT LAUNDRY HOOKUPS5109 S Delaware St
Englewood, CO 80110

#2

Rent	\$1,435-\$1,575
Unit Type	1 Bd / 1 Ba
Unit Size	700-785 SF
Year Built	1991
Distance from Subject Property	0.6 Miles

UPDATED UNITS, IN UNIT LAUNDRY

791 W Prentice Ave
Englewood, CO 80110

#3

Rent	\$1,325
Unit Type	1 Bd / 1 Ba
Unit Size	550 SF
Year Built	1972
Distance from Subject Property	0.6 Miles

AVERAGE CONDITION, NO IN-UNIT
LAUNDRY**SUBJECT PROPERTY**

5551 S Delaware St., Littleton, CO

Rent	\$1,675
Unit Type	2 Bd / 1 Ba
Unit Size	765 SF
Year Built/Reno.	1960/2025
Distance from Subject Property	N/A

FULLY RENOVATED, IN UNIT LAUNDRY
OFF STREET PARKING5561 S Delaware St
Littleton, CO 80120

#4

Rent	\$1,680
Unit Type	2 Bd / 1 Ba
Unit Size	765 SF
Year Built	1960
Distance from Subject Property	0.0 Miles

ACROSS THE STREET, AVERAGE CONDITION,
IN UNIT LAUNDRY HOOKUPS5109 S Delaware St
Englewood, CO 80110

#5

Rent	\$1,575-\$1,895
Unit Type	2 Bd / 1 Ba
Unit Size	913-979 SF
Year Built	1991
Distance from Subject Property	0.6 Miles

UPDATED UNITS, IN UNIT LAUNDRY

801 W Prentice Ave
Littleton, CO 80120

#6

Rent	\$1,645
Unit Type	2 Bd / 1 Ba
Unit Size	700 SF
Year Built	1960
Distance from Subject Property	0.6 Miles

UPDATED UNITS, IN UNIT LAUNDRY



COMPARABLE
SALES



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**SUBJECT PROPERTY**

5551 S Delaware St., Littleton, CO

Year Built	1960
Building Size	4,278 SF
Price/Unit	\$216,500
Price/SF	\$304
Cap Rate	6.3%
Unit Mix	2 - 1 Bd / 1 Ba 4 - 2 Bd / 1 Ba

801 W Prentice Ave.
Littleton, CO 80120

#1

Year Built	1960
Building Size	6,842 SF
Price/Unit	\$227,778
Price/SF	\$302
Cap Rate	6.18%
Unit Mix	9 - 2 Bd / 1 Ba

6203-6223 S Prescott St
Littleton, CO 80120

#2

Year Built	1962
Building Size	11,054 SF
Price/Unit	\$244,167
Price/SF	\$133
Cap Rate	6.20%
Unit Mix	4 - 2 Bd / 1 Ba 2 - 3 Bd / 1 Ba

3390 S Pearl St
Englewood, CO 80113

#3

Year Built	1952
Building Size	3,960 SF
Price/Unit	\$288,000
Price/SF	\$436
Cap Rate	6.53%
Unit Mix	6 - 1 Bd / 1 Ba

3373 S Alcott St
Englewood, CO 80110

#4

Year Built	1981
Building Size	9,500 SF
Price/Unit	\$254,167
Price/SF	\$161
Cap Rate	N/A
Unit Mix	6 - 2 Bd / 1 Ba

DISCLOSURE AND CONFIDENTIALITY AGREEMENT

This confidential Offering Memorandum has been prepared by NorthPeak Commercial Advisors, LLC (NorthPeak Commercial Advisors) 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. NorthPeak Commercial Advisors recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as 5551 S Delaware St., Littleton, CO 80120 (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 NorthPeak Commercial Advisors or its brokers.

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