

# OFFERING MEMORANDUM



# INVESTMENT ADVISORS



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# PROPERTY SUMMARY



**NORTHPEAK**  
COMMERCIAL ADVISORS

# EXECUTIVE SUMMARY

## PROPERTY DETAILS

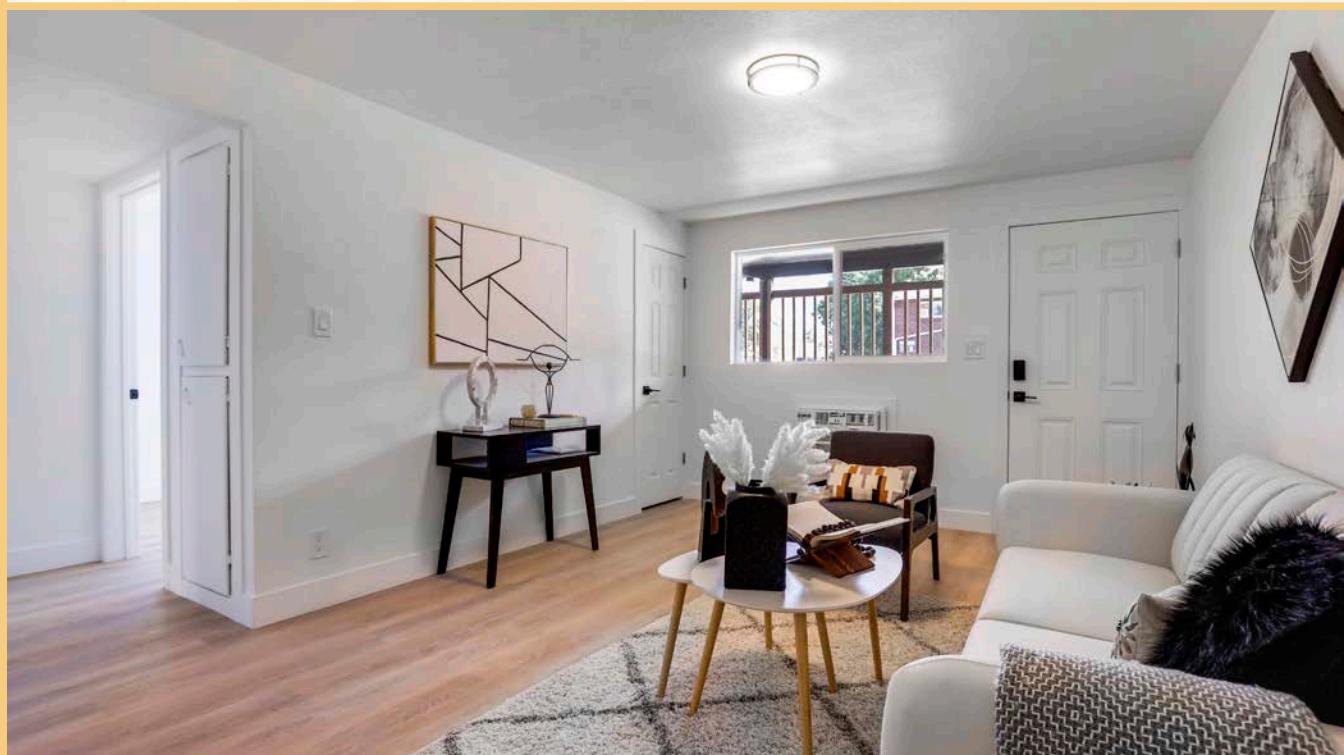
Address	5551 S Delaware St. Littleton, CO 80120
Price	\$1,299,000
# of Units	6
Building Size	4,278 SF
Lot Size	7,405 SF
Year Built	1960
Roof	Pitched
Building Type	Brick
Heat	Furnaces
Off-Street Parking	6 Spaces

## 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.



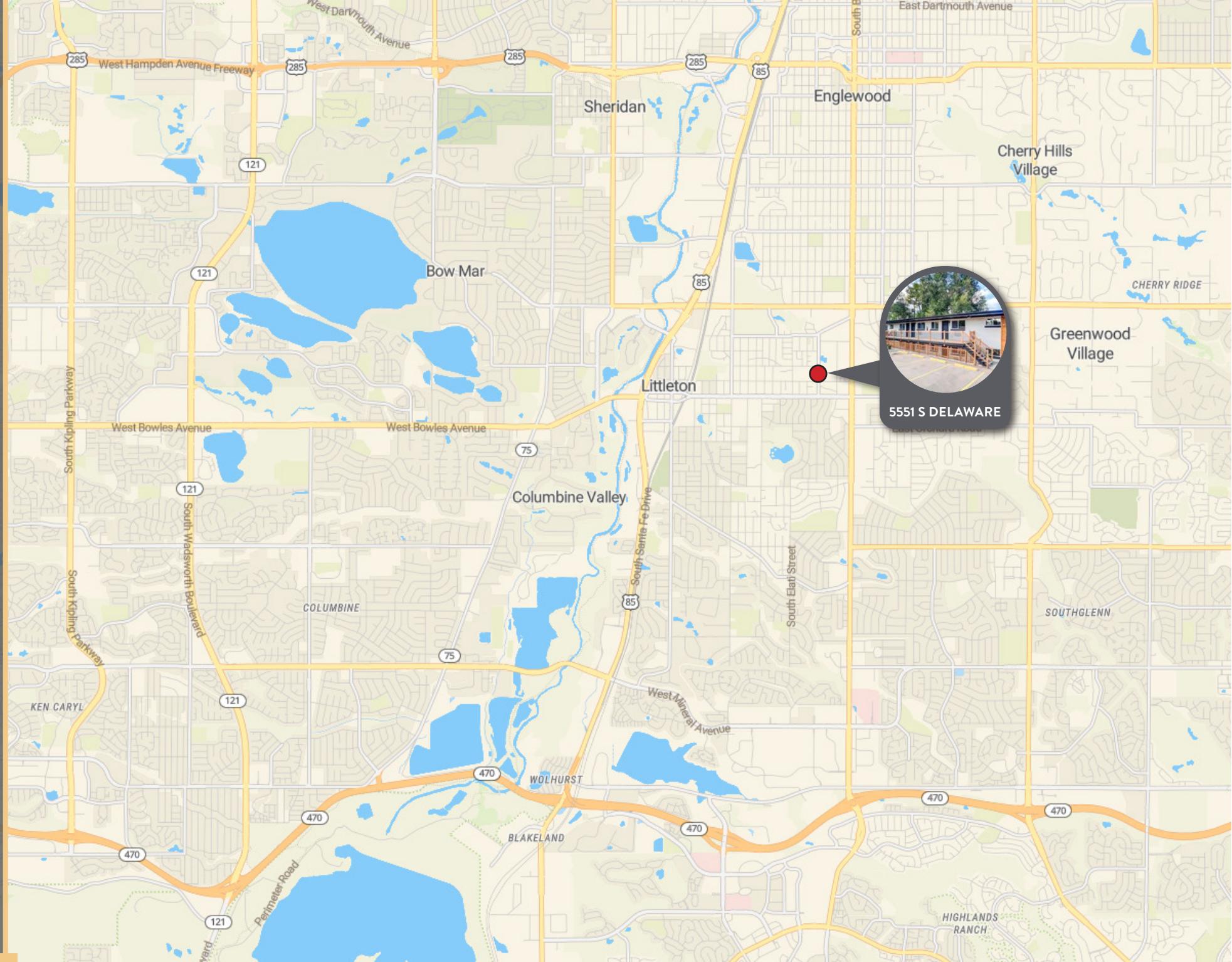
# PROPERTY PHOTOS





# LOCATION OVERVIEW

# REGIONAL MAP



# RETAIL MAP



## 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 Ketring 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 &amp; 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
<b>TOTALS</b>	<b>6</b>	<b>4,190</b>		<b>\$9,450</b>

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

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
<b>TOTAL EXPENSES</b>	<b>\$31,195</b>
<b>TOTAL EXPENSES / UNIT</b>	<b>\$5,199</b>
<b>NET OPERATING INCOME</b>	<b>\$82,170</b>

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
<b>CAP RATE</b>	<b>6.3%</b>

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

# COMPARABLE RENTS



## 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 PARKING



5561 S Delaware St  
Littleton, CO 80120

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 HOOKUPS



5109 S Delaware St  
Englewood, CO 80110

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

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 PARKING



5561 S Delaware St  
Littleton, CO 80120

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 HOOKUPS



5109 S Delaware St  
Englewood, CO 80110

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

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

# COMPARABLE SALES



## 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

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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.

NorthPeak Commercial Advisors 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. NorthPeak Commercial Advisors 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 NorthPeak Commercial Advisors and the Owner of the Property. NorthPeak Commercial Advisors make no representation or warranty as to either the accuracy or completeness of the information contained herein. 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, NorthPeak Commercial Advisors and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, NorthPeak Commercial Advisors 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. NorthPeak Commercial Advisors 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 its 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, duplicate, 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 NorthPeak Commercial Advisors. 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 NorthPeak Commercial Advisors at your earliest convenience.



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