

OFFERING MEMORANDUM
709 W Littleton Blvd
Littleton, COLORADO



BANYAN REAL ESTATE LLC
387 Corona St, Ste 501
Denver, CO 80218



PRESENTED BY: _____

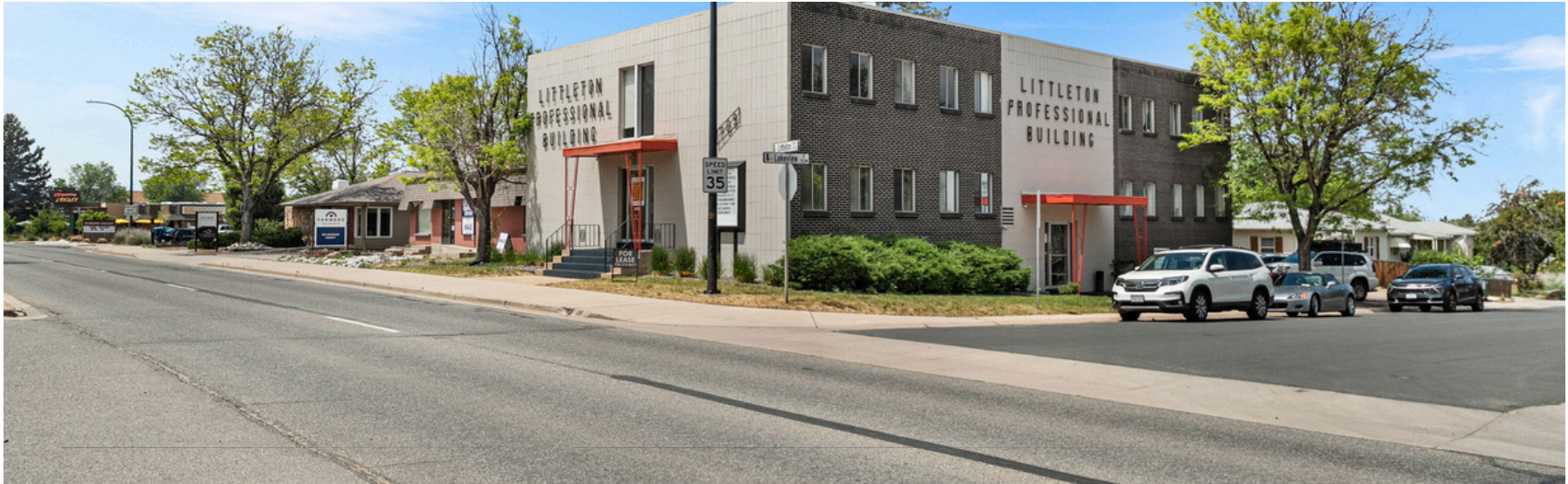
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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

OFFERING MEMORANDUM

PROPERTY SUMMARY

709 Littleton Blvd



Property Summary

Price:	\$1,495,000
Zoning:	Office
Bldg SqFt:	10,530 SqFt
Lot Size:	9,148 SqFt
Parking:	12 spaces
Type:	Office Building
Frontage:	Littleton Blvd

Property Overview

3 level classic 1960's multi-tenant investment or user office building. Put your small company in one of the smaller or larger suites and let the rest of the tenants pay the bills. Or there is solid upside potential for an investor with the revitalization of Littleton Boulevard, just east of vibrant Old Town Littleton, one block from the new Cherry Cricket and within a few blocks of a series of new restaurants and development. Rents and occupancy have been significantly going up. This building was updated in 2022-2023 with new paint, flooring, lighting, updated retro bathrooms, landscaping and exterior. The Littleton Professional building can be configured into a whole host of private offices or different sized offices depending on what a potential tenant's needs. This flexibility allows for affordability and a stable tenant base.

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PROPERTY PHOTOS

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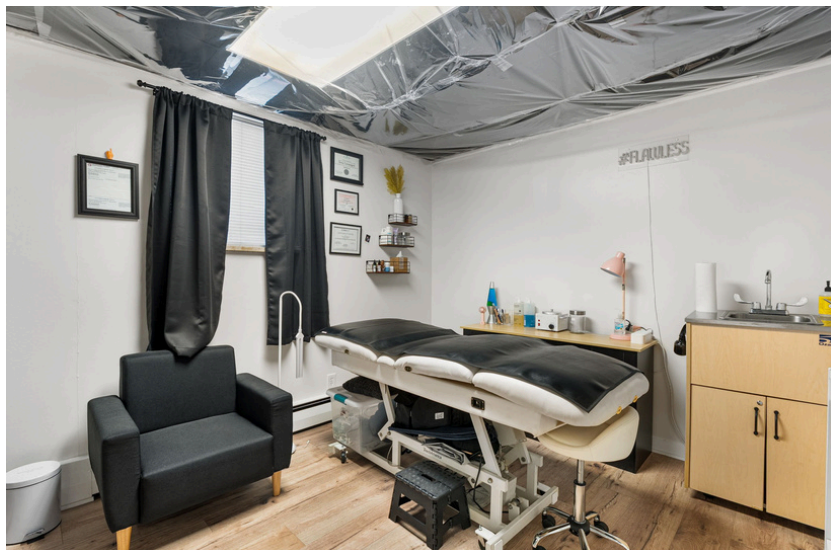
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PROFORMA

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Profit & Loss

01/01/24 - 12/31/24

TOTAL INCOME	\$160,651
Total Repairs & Maintenance	\$16,444
Total Utilities	\$14,959
Total Insurance	\$3,890
Property Tax	\$26,725
Professional Fees	\$5,340
TOTAL EXPENSES	\$67,358

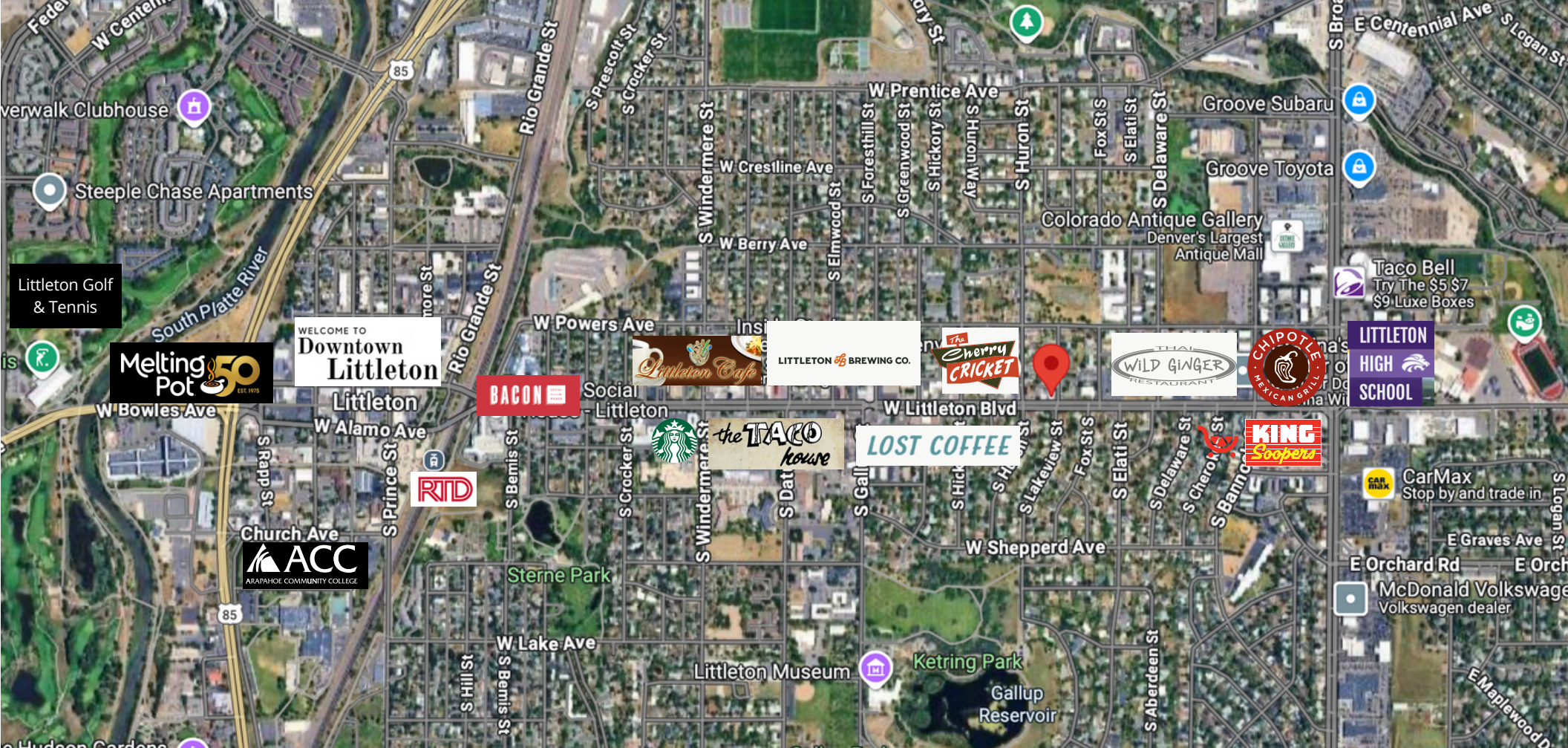
NET INCOME SUMMARY

Actuals 2024:

Gross Income	\$160,651
Operating Expense	\$67,358
Annual Net Income	\$93,293
Cap Rate	6.2%

Projected:

Gross Income	\$183,410
Operating Expense	\$67,358
Annual Net Income:	\$116,052
Cap Rate-	7.8%
Projected Rents at 95% Occupancy & 7% rental increase	



Nighborhood Profile

709 W Littleton Blvd

Annual Taxes 2024: \$26,116

Zoning: Office

1 block to The Cherry Cricket

2 blocks to Littleton Brewery

15 blocks to Littleton Light Rail Station

Minutes to Historic Downtown Littleton

Minutes to Littleton Golf & Tennis



17,187 total population



\$80,638 average HH income

\$57,037 median HH income



Household growth
2020-2024 was 5.36%



Owner occupied= 40%
Renter occupied= 60%

Stats for 1 mi radius according to CoStar



As a founder of Banyan Real Estate, LLC, Chris' highest concern is quality of service provided to each and every client. He has assembled a team of professionals who ensure that each client will receive the best customer service based on your personal needs. That high level of service has led to 85% of Chris' annual real estate production coming from client referrals and repeat business. A referral from a satisfied customer is the highest compliment a Real Estate Professional can receive and is probably the best indicator of client satisfaction.

Chris has won production awards for the last 29 years in a row, making him one of Metro-Denver's top real estate professionals and ranking him in the top 1% of producers nationally.

Along with being involved with thousands of real estate transactions, Chris has played an integral role in numerous real estate development and investment projects from large scale ranch land development, to apartment condo conversions, to duplex splits, to office condo creation, to self storage operation, office and industrial value add plays and co-work development. He's even been called on by both the Denver County Circuit Court and the Adams County Circuit Court to be a Commissioned Judge in eminent domain cases.

Chris attempts to bring this vast knowledge into every real estate transaction. From first time buyers, to sophisticated investors, Chris enjoys using his experience and knowledge to further his client's needs. He's been in the real estate brokerage business since 1989 and he is essentially a Colorado native growing up in Denver and Evergreen. Chris and his wife Kim have two daughters and enjoy all of the outdoor activities that Colorado has to offer.

DISCLAIMER



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