

OFFERING MEMORANDUM



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	\$1,000,000
# 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

- New Roof
- Laundry hookups in-unit
- Tenants pay gas & electric directly to utility company
- Below market rents and clear path to improve property

5551 S Delaware St. is a 6 unit apartment building built in 1960. The units consist of (2) 1bed/1bath and (4) 2bed/1bath units with their own individual gas and electric meters which tenant's pay utilities directly in their name. Units are heated by individual furnaces. Tenant's enjoy having in-unit laundry hookups which tenants currently supply their own laundry machines.

This opportunity is primed for investors who are looking to add value through renovating units and raising rents to market.





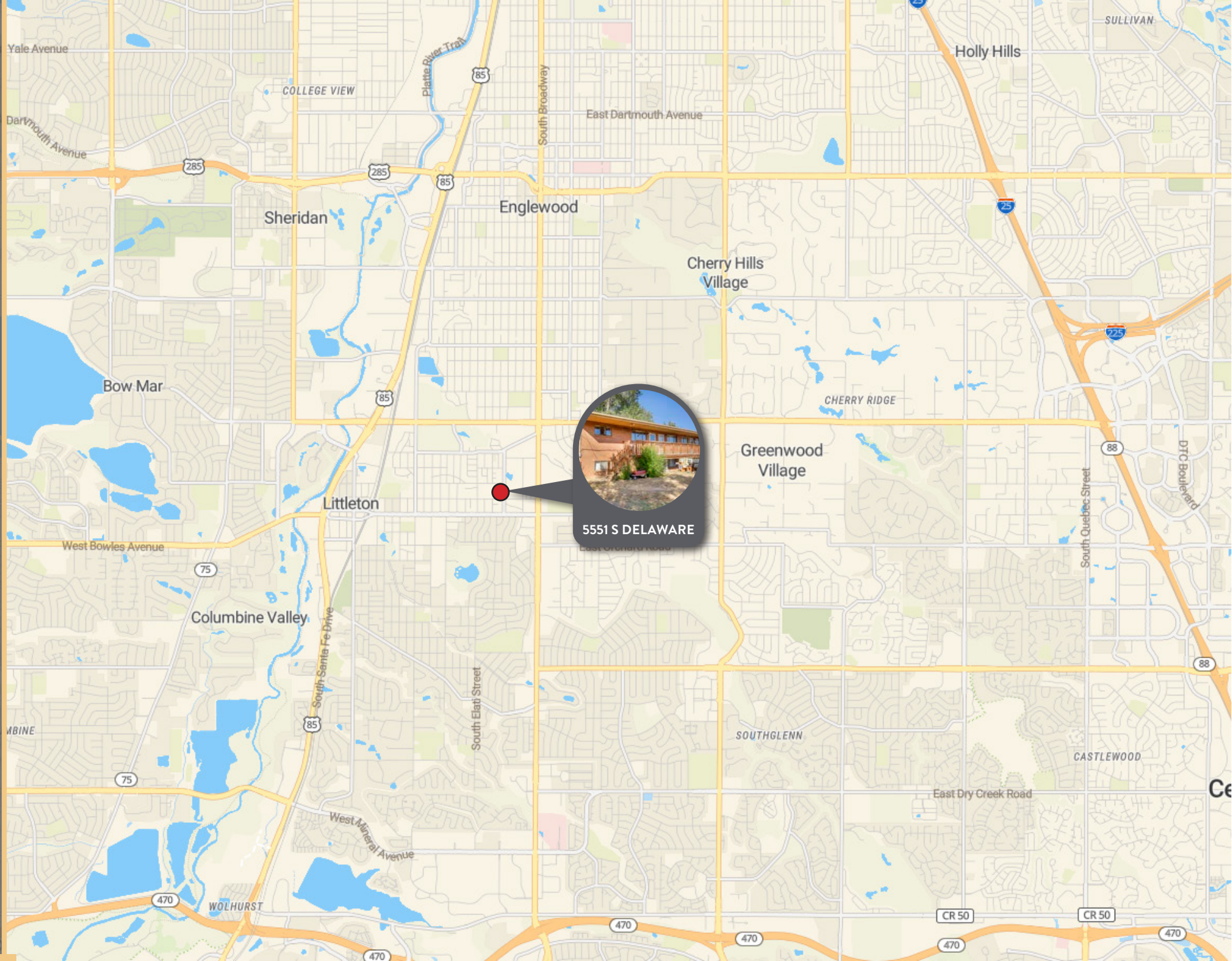




LOCATION OVERVIEW



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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 FINS
LITTLETON

JACKASS HILL
BREWERY



LITTLETON
GOLF AND
TENNIS CLUB

RTD
LIGHT RAIL STOP

STERNE
PARK

The
CHERRY
CRICKET

KING
Scoopers

ACC
ARAPAHOE COMMUNITY COLLEGE

KETRING
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 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 & INVESTMENT ANALYSIS

UNIT TYPE	NO. OF UNITS	APPROX. SF	CURRENT RENT	MONTHLY INCOME	POST RENOVATION RENT	POST RENOVATION MONTHLY INCOME
1Bd/1Ba	2	550	\$1,050	\$2,100	\$1,295	\$2,590
2Bd/1Ba	4	882	\$1,080	\$4,320	\$1,595	\$6,380
TOTALS	6	4,628		\$6,420		\$8,970

INCOME	CURRENT	POST RENOVATION
Gross Scheduled Income (GSI)	\$77,040	\$107,640
Vacancy (5%)	(\$3,852)	(\$5,382)
RUBS (\$25/unit)	\$-	\$1,800
Parking (\$25/space)	\$-	\$1,800
GROSS RENTAL INCOME	\$73,188	\$105,858

EXPENSES	CURRENT	PRO FORMA
Property Tax (2024)	\$5,798	\$5,798
Insurance (\$850/unit)	\$5,100	\$5,100
Gas/Electric	\$180	\$180
Water/Sewer	\$2,909	\$2,909
Trash	\$1,092	\$1,092
Management (\$8%)	\$5,855	\$8,469
Repairs/Maint. (\$950/Unit)	\$5,700	\$5,700
TOTAL EXPENSES	\$26,634	\$29,248
TOTAL EXPENSES / UNIT	\$4,439	\$4,875
NET OPERATING INCOME	\$46,554	\$76,610

INVESTMENT SUMMARY	CURRENT	POST RENOVATION
Purchase Price	\$1,000,000	\$1,000,000
Renovation Budget	\$-	\$135,000
Total Cost	\$1,000,000	\$1,135,000
Price Per Unit	\$166,667	\$189,167
Price Per SF	\$234	\$265
Net Operating Income	\$46,554	\$76,610
Projected Debt Service	(\$40,290)	(\$50,003)
Before Tax Cash Flow	\$6,264	\$26,608
Cash-on-Cash Return	1.4%	6.0%
Principal Reduction	\$6,877	\$8,535
Total Return	\$13,141	\$35,142
CAP RATE ON COST	4.7%	6.7%

RENOVATION BUDGET	
Exterior Stairs	\$15,000
Unit Renovation	\$20,000/unit
TOTAL	\$135,000

EST. FINANCING	
Loan Amount	\$560,000 / \$695,000
Down Payment	\$440,000
Interest Rate	6.0%
Amortization	30 Years



COMPARABLE SALES



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SUBJECT PROPERTY
5551 S Delaware St., Littleton, CO

List Price	\$1,000,000
Year Built	1960
# Units	6
Price/Unit	\$166,667
Price/SF	\$234
Unit Mix	2 - 1 Bd / 1 Ba 4 - 2 Bd / 2 Ba



3525 S Bannock St
Englewood, CO 80110 **#1**

Sale Price	\$1,458,000
Year Built	1948
# Units	6
Price/Unit	\$243,000
Price/SF	\$307
Unit Mix	1 - Studio 5 - 1 Bd / 1 Ba



5359 S Elati St
Littleton, CO 80120 **#2**

Sale Price	\$1,410,000
Year Built	1973
# Units	8
Price/Unit	\$176,250
Price/SF	\$272
Unit Mix	8 - 1 Bd / 1 Ba



3458 S Lincoln St
Englewood, CO 80113 **#3**

Sale Price	\$1,195,000
Year Built	1954
# Units	7
Price/Unit	\$170,714
Price/SF	\$271
Unit Mix	7 - 1 Bd / 1 Ba



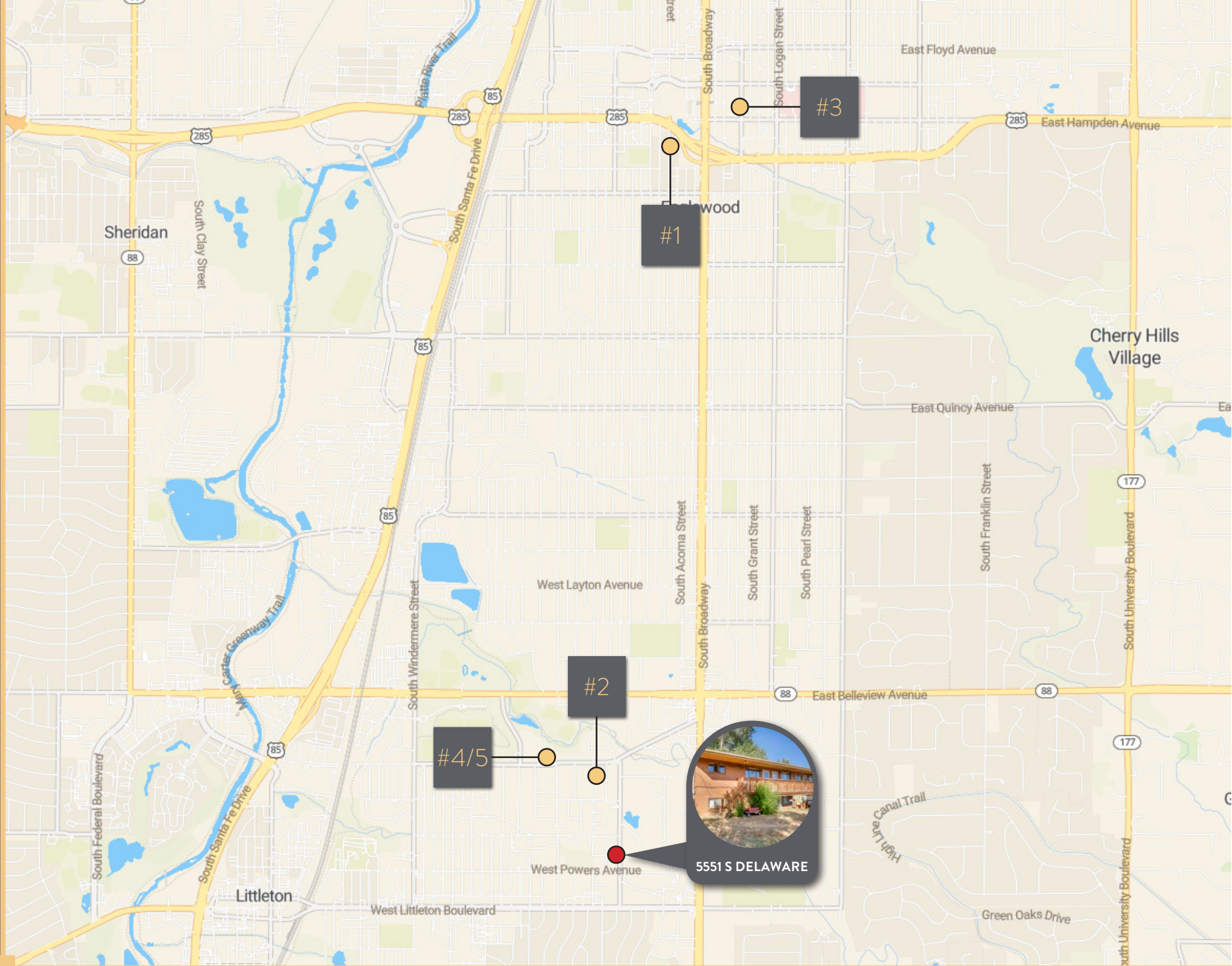
801 W Prentice Ave
Littleton, CO 80120 **#4**

Sale Price	\$1,395,000
Year Built	1960/2024
# Units	9
Price/Unit	\$155,000
Price/SF	\$205
Unit Mix	9 - 2 Bd / 1 Ba



801 W Prentice Ave
Littleton, CO 80120 **#5**

LISTED	\$2,300,000
Year Built	1960/2024
# Units	9
Price/Unit	\$255,556
Price/SF	\$336
Unit Mix	9 - 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.

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.



5551 S DELAWARE ST. | LITTLETON, CO

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