

OFFERING MEMORANDUM

PRICE REDUCTION



INVESTMENT ADVISORS



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NORTHPEAK[®]
COMMERCIAL ADVISORS

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PROPERTY SUMMARY



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EXECUTIVE SUMMARY

PROPERTY DETAILS

| | |
|---------------|---|
| Address | 5995 W 29th Ave. Wheat Ridge, CO 80214 |
| Price | \$2,125,000 |
| # of Units | 12 |
| Building Size | 7,500 SF |
| Lot Size | 13,198 SF |
| Year Built | 1955 |
| Roof | Flat |
| Building Type | Brick |
| Heat | Hot Water |
| Zoning | MU-N |

PROPERTY HIGHLIGHTS

- Entire electrical service replaced, reducing near-term CapEx risk
- Strong unit mix — 11 of 12 units are two-bedroom/one-bathroom layouts
- Updated interiors with modern kitchen finishes, new cabinets, and contemporary appliances throughout the community
- Excellent accessibility: immediate proximity to I-70, 6th Avenue, and RTD bus service half a block away
- Strong submarket fundamentals driven by limited new multifamily supply and sustained renter demand
- Walkable to major retailers including 26th Ave restaurants, grocery and other businesses

NorthPeak Commercial Real Estate Advisors is pleased to present **Manor 29 Apartments**, a 12-unit multifamily investment opportunity located at 5995 W 29th Avenue in Wheat Ridge, Colorado. This well-positioned asset sits at the intersection of Wheat Ridge, Edgewater, and the Sloan's Lake corridor — one of Denver's best performing submarkets. The property offers investors immediate cash flow with a stabilized unit mix of one studio and eleven two-bedroom/one-bathroom apartments.

A major capital improvement has already been completed — the entire electrical service has been replaced — addressing one of the biggest liabilities in multifamily maintenance.

With easy access to I-70 and 6th Avenue, the property is approximately 20 minutes from Downtown Denver and within close proximity to Sloan's Lake Park, Edgewater Public Market, and the vibrant West 38th Avenue dining and retail corridor. Amenities include on-site laundry facilities, off-street parking, and pet-friendly policies.



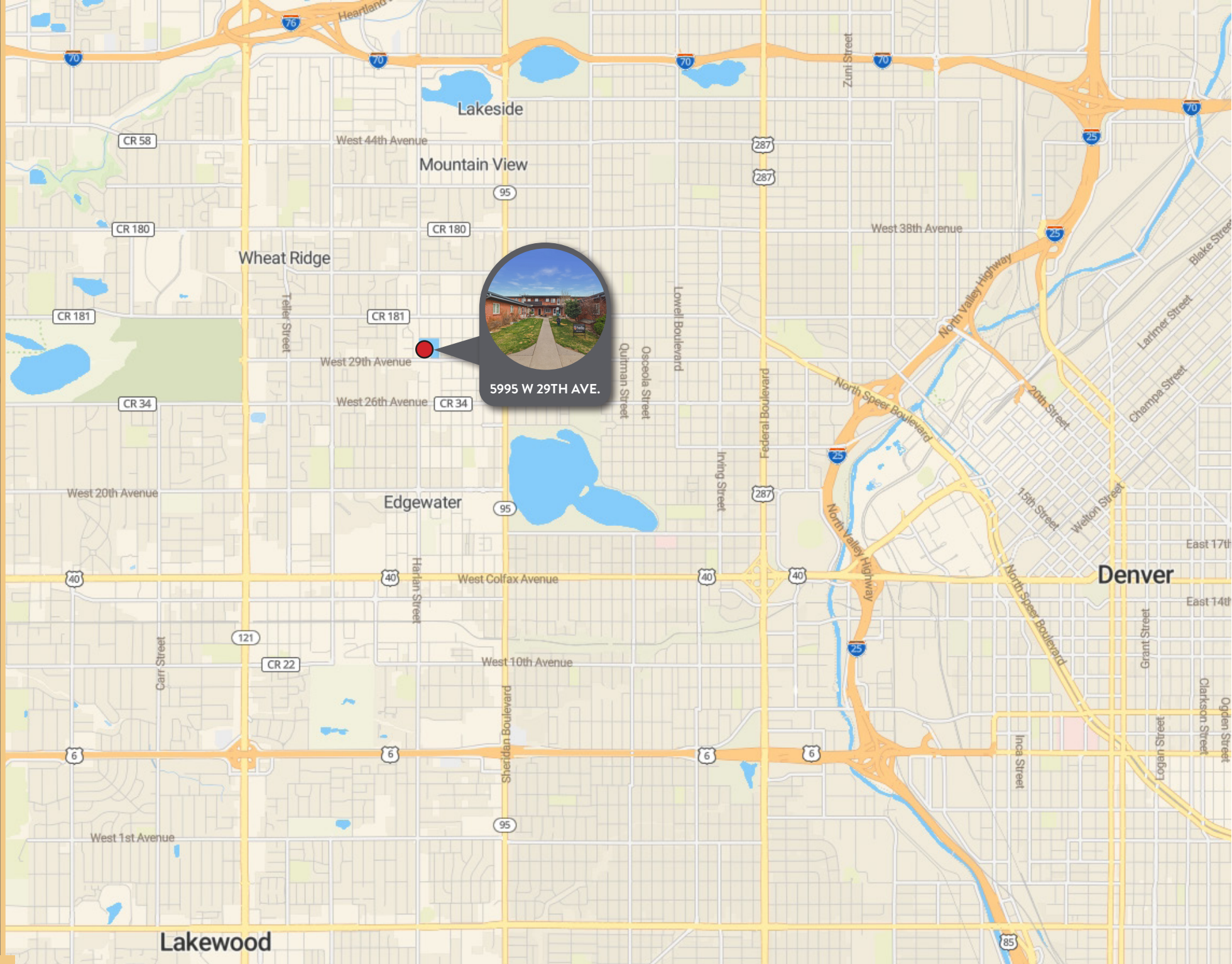




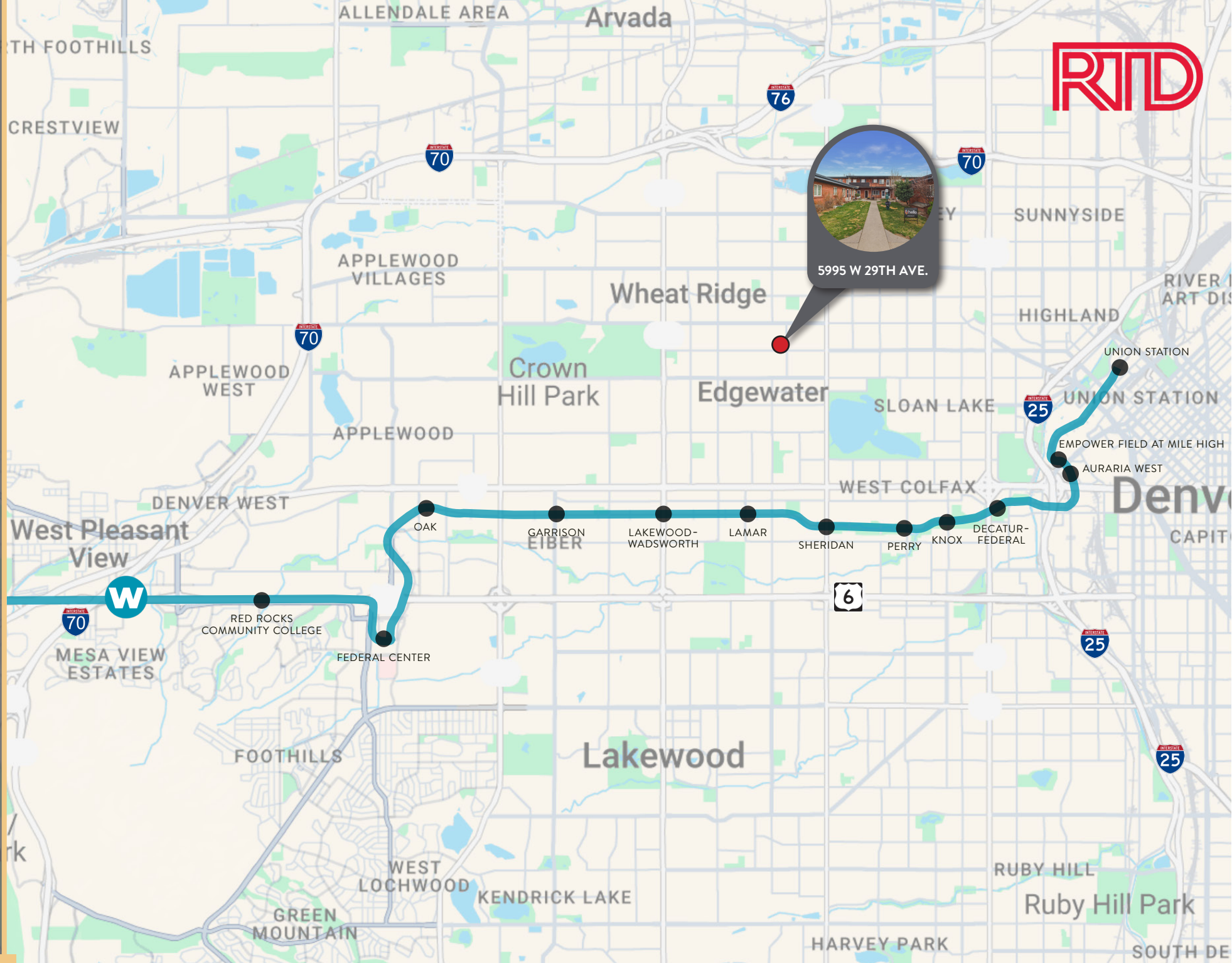
LOCATION OVERVIEW



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5995 W 29TH AVE.





5995 W 29TH AVE.

OASIS BREWERY

FIRE ON THE MOUNTAIN

SWEET COW
Kingly revolution.

RISE & SHINE

BEER GARDEN
EDGEWATER

JOYRIDE BREWING

7 ELEVEN

Casa Bonita

ROSS DRESS FOR LESS

Dutch Bros

planet fitness

BURGER KING

TARGET

King Scapers

crumbl cookies

Chick-fil-A

TAP & BURGER

Vatos
tacos • tequila

ALAMO DRAFFHOUSE CINEMA

ODELL BREWING
Co

PAM HEALTH

WHEAT RIDGE

Located near the western edge of Denver, Wheat Ridge is an interesting mix of old and new. Primarily a residential city, Wheat Ridge also features several retail centers and more than 20 parks. Tucked in the curve of I-70 as it heads west into the mountains, Wheat Ridge is an expansive community with a rich mix of cultural and shopping centers.

Although only incorporated as a city in 1970, Wheat Ridge's pioneer history stretches back to the early farmers and miners of the 1840s. The community's most significant historical structure is the James H. Baugh homestead, the former home of a Denver transplant who followed the mining rush to Colorado and nestled in the local valley between journeys into the mountains.

In addition to history, Wheat Ridge is home to diverse cultural pockets. From Hispanic centers to old theater districts, the town is an interesting study in contrasts. Antique-hounds will enjoy 44th Ave., home to a string of antique shops, consignment stores and a co-op antique mall. Family-run restaurants, with menus ranging from South American cuisine to authentic Italian, are also scattered throughout Wheat Ridge.

For those who prefer exploring the outdoors, Wheat Ridge is home to more than 20 parks, equestrian trails and open public space. Cyclists and walkers can roll along the Wheat Ridge Greenbelt trail system, and bird-watchers will enjoy the community's Prospect Park. The popular outdoor space also includes an RV park and campground.



INVESTMENT ANALYSIS



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UNIT MIX & INVESTMENT ANALYSIS

| UNIT TYPE | NO. OF UNITS | APPROX. SF | CURRENT RENT | MONTHLY INCOME | PRO FORMA RENT | PRO FORMA MONTHLY INCOME |
|---------------|--------------|--------------|--------------|-----------------|----------------|--------------------------|
| 2 Bd / 1 Ba | 11 | 600 | \$1,508 | \$16,585 | \$1,575 | \$17,325 |
| Studio / 1 Ba | 1 | 395 | \$1,056 | \$1,056 | \$1,075 | \$1,075 |
| TOTALS | 12 | 6,995 | | \$17,641 | | \$18,400 |

| INCOME | CURRENT | PRO FORMA |
|------------------------------|------------------|------------------|
| Gross Scheduled Income (GSI) | \$211,691 | \$220,800 |
| Vacancy (5%) | (\$10,585) | (\$11,040) |
| Laundry | \$808 | \$808 |
| Misc | \$2,302 | \$2,302 |
| GROSS RENTAL INCOME | \$204,216 | \$212,870 |

| EXPENSES | CURRENT | PRO FORMA |
|------------------------------|------------------|------------------|
| Property Taxes | \$13,081 | \$14,374 |
| Insurance | \$9,500 | \$9,500 |
| Management | \$16,337 | \$17,030 |
| Utilities | \$5,400 | \$5,400 |
| Trash | \$4,502 | \$4,502 |
| Water & Sewer | \$7,478 | \$7,478 |
| Landscaping | \$4,678 | \$4,678 |
| Repairs & Maintenance | \$9,600 | \$9,600 |
| TOTAL EXPENSES | \$70,670 | \$72,656 |
| TOTAL EXPENSES / UNIT | \$5,889 | \$6,055 |
| NET OPERATING INCOME | \$133,546 | \$140,214 |

| FINANCIAL ANALYSIS | CURRENT | PRO FORMA |
|------------------------|--------------|--------------|
| Net Operating Income | \$133,546 | \$140,214 |
| Projected Debt Service | (\$105,077) | (\$105,077) |
| Before Tax Cash Flow | \$28,469 | \$35,137 |
| Principal Reduction | \$18,853.93 | \$18,853.93 |
| Total Return | 7.42% | 8.47% |
| CAP RATE | 6.28% | 6.60% |

| INVESTMENT SUMMARY | |
|--------------------|-------------|
| List Price | \$2,125,000 |
| Price/Unit | \$177,083 |
| Price/SF | \$283.33 |

| FINANCING | |
|--------------------|-------------|
| Loan Amount (70%) | \$1,487,500 |
| Down Payment (30%) | \$637,500 |
| Interest Rate | 5.83% |
| Amortization | 30 Years |

FREDDIE MAC SBL QUOTE

FREDDIE MAC SBL QUOTE



SMALL LOANS

Manor 29
5995 West 29th Ave
Wheat Ridge, CO 80214

Freddie Mac Optigo® Small Balance Loan Options

Indicative Loan Options prepared for Borrower on 03/16/2026
Rates and terms are indicative and subject to further due diligence.

| LOAN TERMS | | | | | |
|----------------------------|-------------|-------------|-------------|-------------|-------------|
| Loan Type | 7yr Fixed | 7yr Fixed | 10yr Fixed | 5yr Fixed | 5yr Fixed |
| Loan Amount | \$1,587,000 | \$1,570,000 | \$1,592,000 | \$1,525,000 | \$1,517,000 |
| Interest Rate | 5.86% | 5.96% | 5.83% | 6.23% | 6.28% |
| DSCR: UW | 1.20x | 1.20x | 1.20x | 1.20x | 1.20x |
| LTV: UW | 70% | 70% | 70% | 70% | 70% |
| Term: Amort | 30 Years | 30 Years | 30 Years | 30 Years | 30 Years |
| Term: Fixed | 7 Years | 7 Years | 10 Years | 5 Years | 5 Years |
| Term: Floating | na | na | na | na | na |
| Term: Total | 7 Years | 7 Years | 10 Years | 5 Years | 5 Years |
| IO Included | 2 Years | 2 Years | 3 Years | 1 Years | 1 Years |
| Prepay Penalty | YM | 5544321 | YM | 54321 | 32111 |
| Prepay Term | 7 Years | 7 Years | 10 Years | 5 Years | 5 Years |
| P&I: Interest Only | \$7,863 | \$7,911 | \$7,847 | \$8,033 | \$8,055 |
| P&I: Amortizing | \$9,372 | \$9,373 | \$9,372 | \$9,370 | \$9,370 |
| Origination Fee | 1.0% | 1.0% | 1.0% | 1.0% | 1.0% |
| EST. CLOSING COSTS | | | | | |
| 3rd Party Reports (w/ App) | \$6,000 | \$6,000 | \$6,000 | \$6,000 | \$6,000 |
| Lender Legal (at close) | \$7,000 | \$7,000 | \$7,000 | \$7,000 | \$7,000 |
| QUOTE ASSUMPTIONS | | | | | |
| Estimated NCF | \$135,000 | | | | |
| Purchase Price | \$2,310,000 | | | | |

Notes & Conditions



COMPARABLE SALES



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SUBJECT PROPERTY
5995 W 29th Ave., Wheat Ridge, CO

| | |
|---------------|-------------|
| Sale Date | JUST LISTED |
| List Price | \$2,125,000 |
| Year Built | 1955 |
| Building Size | 7,500 SF |
| # Units | 12 |
| Price/Unit | \$177,083 |



7710 W 35th Ave
Wheat Ridge, CO

NORTHPEAK
BROKERED

#1

| | |
|---------------|-------------|
| Sale Date | 11/12/25 |
| Sale Price | \$2,000,000 |
| Year Built | 1974 |
| Building Size | 7,714 SF |
| # Units | 10 |
| Price/Unit | \$200,000 |



7649 W 32nd Ave
Wheat Ridge, CO 80033

#2

| | |
|---------------|-------------|
| Sale Date | 10/16/24 |
| Sale Price | \$2,100,000 |
| Year Built | 1959 |
| Building Size | 7,350 SF |
| # Units | 10 |
| Price/Unit | \$210,000 |



1605 Fenton St
Lakewood, CO 80214

#3

| | |
|---------------|-------------|
| Sale Date | 3/18/24 |
| Sale Price | \$1,600,000 |
| Year Built | 1959 |
| Building Size | 8,600 SF |
| # Units | 10 |
| Price/Unit | \$160,000 |



6465 W 38th Ave
Wheat Ridge, CO 80033

#4

| | |
|---------------|-------------|
| Sale Date | 4/23/24 |
| Sale Price | \$5,300,000 |
| Year Built | 1962 |
| Building Size | 22,491 SF |
| # Units | 24 |
| Price/Unit | \$220,833 |

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 5995 W 29th Ave., Wheat Ridge, CO 80214 (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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