

OFFERING MEMORANDUM



950 ALLISON ST.
Lakewood, CO 80214
Price: \$1,400,000 | Units: 6

INVESTMENT ADVISORS



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PROPERTY SUMMARY



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EXECUTIVE SUMMARY

PROPERTY DETAILS

Address	950 N Allison St. Lakewood, CO 80214
Price	\$1,400,000
# of Units	6
Building Size	6,960 SF
Lot Size	27,200 SF
Year Built	1950
Roof	Pitched
Building Type	Masonry

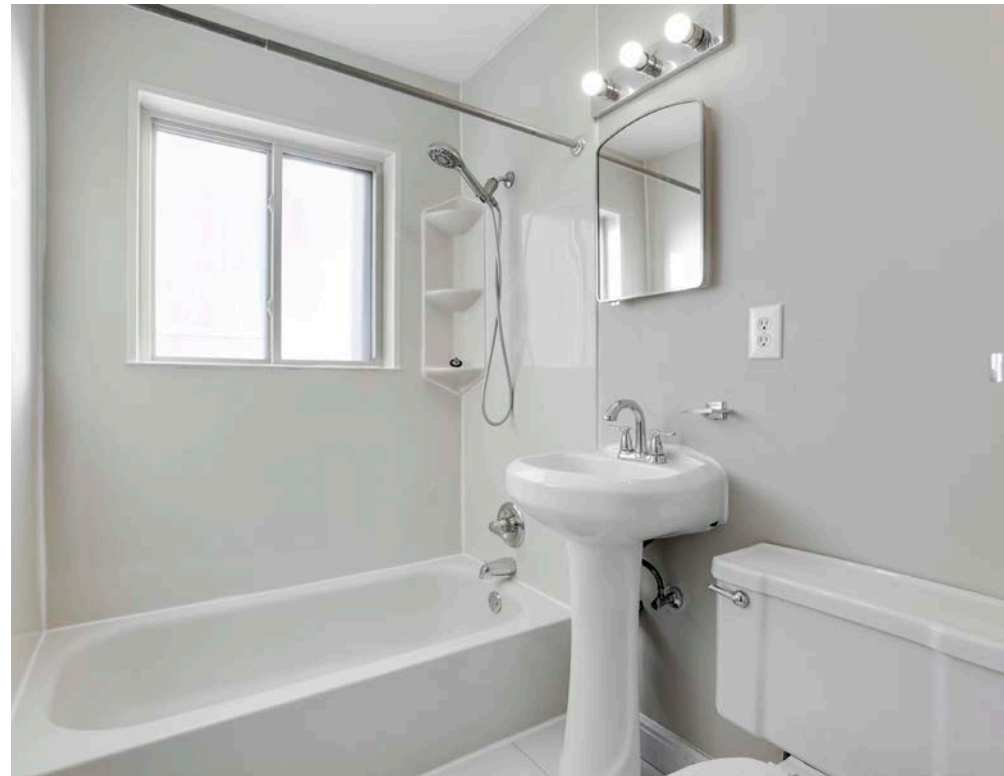
PROPERTY HIGHLIGHTS

- 4 of the 6 units have private garages
- 4 blocks from Wadsworth FasTracks Station
- In-unit laundry hook-ups
- Private yards for each tenant
- Hardwood floors

950 Allison St., situated in Lakewood, offers a well-rounded unit mix, featuring four two-bedroom units, each with its own garage, and two three-bedroom up-and-down units. Every unit is equipped with in-unit laundry hook-ups and both front and back door entries, with private backyards for each. The property is separately metered for gas and electricity, which tenants pay directly to the utility companies. The units highlight hardwood floors and efficient layouts.

Although the property has been meticulously maintained with no deferred maintenance, there is ample opportunity for interior upgrades that could yield higher rental income. Tenants benefit from a peaceful, country-like atmosphere while enjoying the convenience of a nearby light rail station and easy access to Highway 6. This property presents an excellent opportunity for investors to acquire a quality asset with strong potential for continued performance and growth.



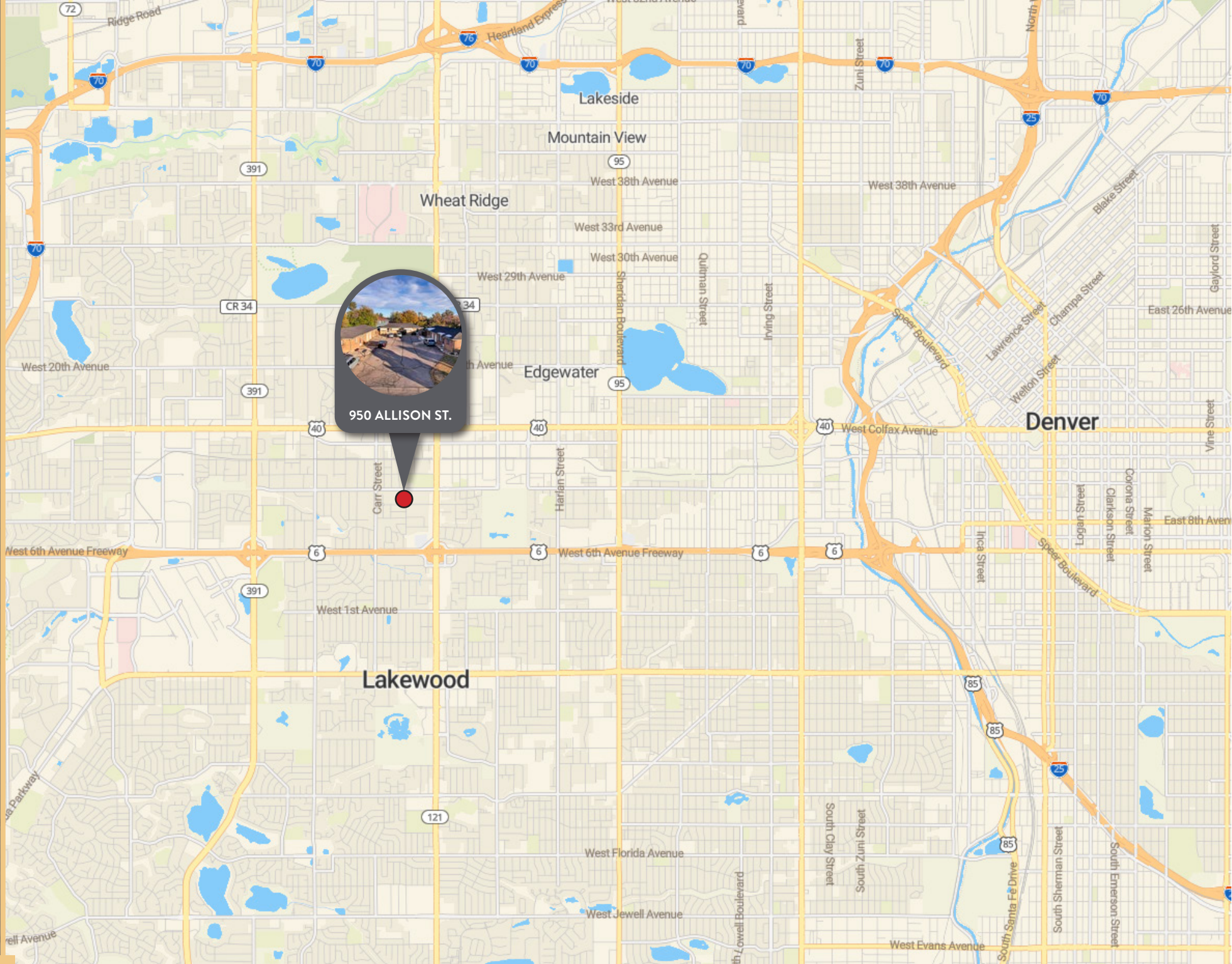




LOCATION OVERVIEW



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950 ALLISON ST.



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LAKEWOOD

Encompassing approximately 44 square miles in Jefferson County, Lakewood sits between the Rocky Mountains and the heart of Denver. As the 5th largest city in Colorado by population, Lakewood is a key component of the 7 county Denver-Aurora-Lakewood Metropolitan Statistical Area. Surrounded by several major universities and research facilities, including the world renowned Colorado School of Mines, Lakewood has one of the most highly educated workforces in the country with 36% of residents holding a bachelor's degree or higher. The city has dedicated more than 7,100 acres to parks and open space, with approximately 200 miles of hiking and biking trails.

Lakewood has also become a hotbed for employment in the aerospace, financial services, technology firms and government sectors with corporations such as 1stBank, The Integer Group, and HomeAdvisor holding large employment centers in Lakewood. Government is Lakewood's most dense employment sector, largely due to the presence of the Denver Federal Center. Home to employees from 26 different Federal agencies, Lakewood boasts the largest concentration of federal agencies outside of Washington D.C. The city also hosts employment concentrations in the mining/oil and gas/energy related, medical device manufacturing, and renewable energy sectors. Recently, Denver's RTD program has made a concerted effort to bring light rail to Denver's west suburbs.

Lakewood has become the beneficiary of the RTD W Line which opened in 2013, giving significant boost to local business and commuters living in the city.





INVESTMENT ANALYSIS



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UNIT MIX & INVESTMENT ANALYSIS

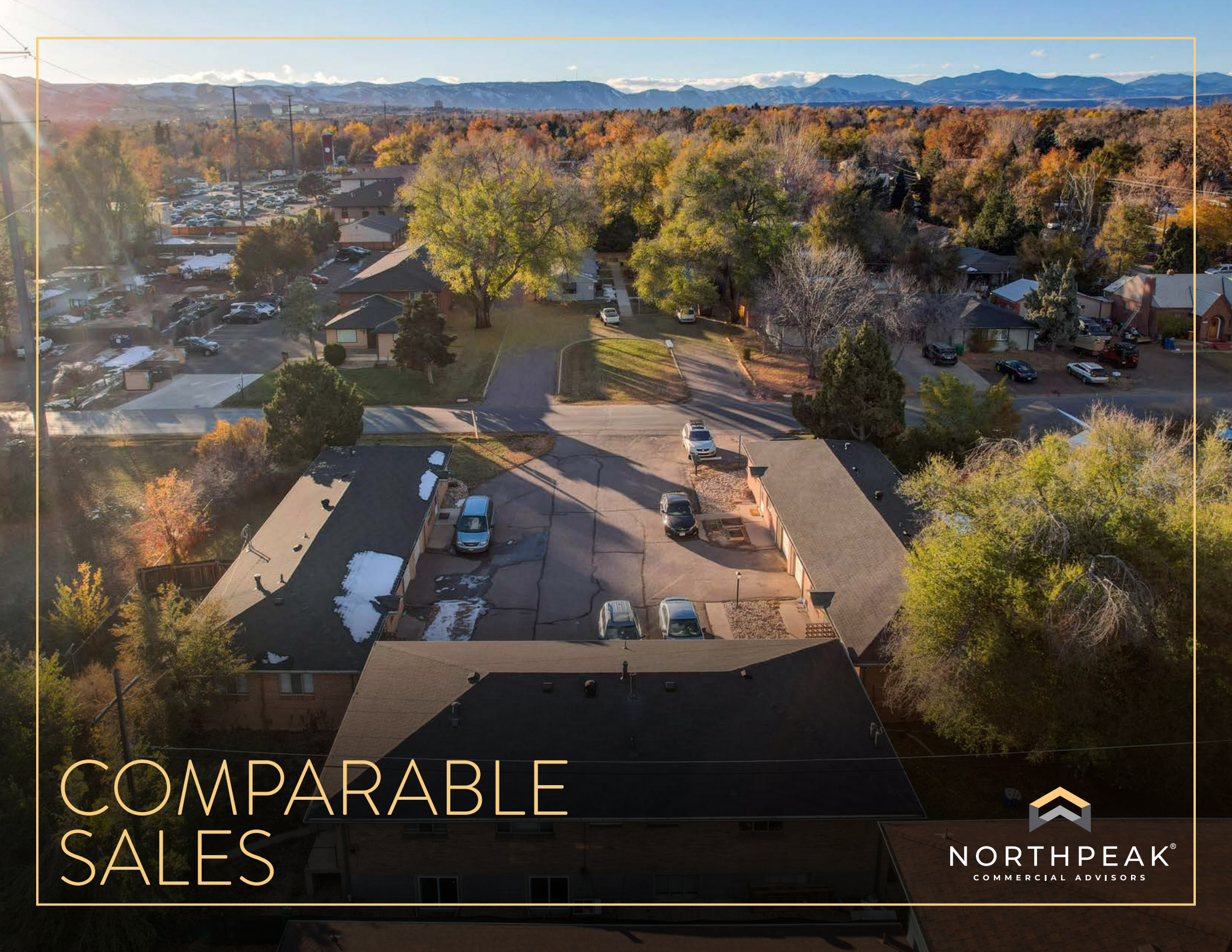
UNIT TYPE	NO. OF UNITS	APPROX. SF	CURRENT RENT	MONTHLY INCOME	PRO FORMA RENT	PRO FORMA MONTHLY INCOME
2Bd/1Ba	4	700	\$1,498	\$5,992	\$1,695	\$6,780
3Bd/1Ba	2	1,338	\$1,640	\$3,280	\$1,895	\$3,790
TOTALS	6	5,476		\$9,272		\$10,570

INCOME	CURRENT	PRO FORMA
Gross Scheduled Income (GSI)	\$111,240	\$126,840
Vacancy	(\$3,337)	(\$3,805)
Utility Bill Back	\$5,640	\$5,640
GROSS RENTAL INCOME	\$113,543	\$128,675
EXPENSES	CURRENT	PRO FORMA
Property Tax	\$6,571	\$6,571
Insurance	\$8,928	\$8,928
Utilities	\$7,694	\$7,694
Management	\$6,813	\$9,007
Landscaping/Snow Removal	\$3,490	\$3,490
Repairs/Maint.	\$3,248	\$5,100
TOTAL EXPENSES	\$36,744	\$40,790
TOTAL EXPENSES / UNIT	\$6,124	\$6,798
NET OPERATING INCOME	\$76,799	\$87,885

FINANCIAL ANALYSIS	CURRENT	PRO FORMA
Net Operating Income	\$76,799	\$87,885
Projected Debt Service	(\$63,051)	(\$63,051)
Before Tax Cash Flow	\$13,748	\$24,834
Cash-on-Cash Return	2.5%	4.4%
Principal Reduction	\$9,568	\$9,568
CAP RATE	5.5%	6.3%

INVESTMENT SUMMARY	
List Price	\$1,400,000
Price/Unit	\$233,333
Price/SF	\$201

FINANCING	
Loan Amount	\$840,000
Down Payment	\$560,000
Interest Rate	6.40%
Amortization	30 Years



COMPARABLE SALES



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SUBJECT PROPERTY

950 Allison St., Lakewood, CO

Sale Date	JUST LISTED
Year Built	1950
# Units	6
Price/Unit	\$233,333
Price/SF	\$201
Unit Mix	4 - 2 Bd / 1 Ba 2 - 3 Bd / 1 Ba



4851 W 11th Ave
Denver, CO 80204

#1

Sale Date	10/1/24
Year Built	1942
# Units	6
Price/Unit	\$233,333
Price/SF	\$328
Unit Mix	2 - 1 Bd / 1 Ba 4 - 2 Bd / 1 Ba



7649 W 32nd Ave
Wheat Ridge, CO 80033

#2

Sale Date	10/16/24
Year Built	1959
# Units	10
Price/Unit	\$210,000
Price/SF	\$286
Unit Mix	9 - 2 Bd / 1 Ba 1 - 3 Bd / 1 Ba



6650-6658 W 46th Pl
Wheat Ridge, CO 80033

#3

Sale Date	3/19/24
Year Built	1960
# Units	5
Price/Unit	\$220,000
Price/SF	\$267
Unit Mix	4 - 2 Bd / 1 Ba 1 - 3 Bd / 1 Ba



200 S Ammons St
Lakewood, CO 80226

#4

Sale Date	1/26/23
Year Built	1951
# Units	14
Price/Unit	\$221,428
Price/SF	\$237
Unit Mix	12 - 2 Bd / 2 Ba 2 - 3 Bd / 2 Ba



3500-3510 Tennyson St
Denver, CO 80212



#5

Sale Date	1/2/24
Year Built	1973
# Units	8
Price/Unit	\$250,000
Price/SF	\$474
Unit Mix	8 - 1 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 950 Allison St., Lakewood, 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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