

OFFERING MEMORANDUM

PRICE REDUCED



CENTER APARTMENTS

5269-5297 W Center Ave. | Lakewood, CO 80226

Price: \$3,650,000 | Units: 14

INVESTMENT ADVISORS



Hunter Schaefer
Senior Advisor

925-989-8930

Hunter@NorthPeakCRE.com



Jack Sherman
Senior Advisor

303-903-9638

Jack@NorthPeakCRE.com



NORTHPEAK[®]
COMMERCIAL ADVISORS

NorthPeak Commercial Advisors

1720 S Bellaire St. Suite 701

Denver, CO 80222

720-738-1949 • NorthPeakCRE.com





PROPERTY SUMMARY



NORTHPEAK[®]
COMMERCIAL ADVISORS

EXECUTIVE SUMMARY

PROPERTY DETAILS

Address	5269-5297 W Center Ave. Lakewood, CO 80226
# of Units	14
Building Size	12,900 SF
Lot Size	24,394 SF
Year Built	1983/2022
Roof	Flat
Building Type	Brick/Siding
Heat	Individual Furnaces
Off-Street Parking	22 Spaces

PROPERTY HIGHLIGHTS

- All units are completely renovated and feature oversized floorplans with central AC and in-unit laundry
- Recent improvements include newer roofs, furnaces, windows, retaining walls, exterior paint, landscaping, parking lot, decks, and stairs
- Tucked away in a quiet residential pocket near a Montessori School and new residential development
- Separately metered gas & electric - tenants pay direct
- Individually deeded, potential to sell off as condos

Center Apartments is a completely renovated 14 unit apartment community in Lakewood, Colorado. Recent improvements include roofs, furnaces, windows, retaining walls, exterior paint, landscaping, decks, and stairs. The unit mix is entirely oversized 2 bedrooms with large windows, central AC, in unit laundry, and high end finishes that set the units above other nearby housing options. Pride of ownership is clearly apparent in this well maintained and professionally managed community.

The property is tucked away in a quiet residential pocket near a Montessori School and new residential development. Tenants enjoy easy access to Hwy-6, I-70, I-25, & Hwy-85. For this right investor, this is a great opportunity to buy clean, premium units in a growing submarket that will continue to appreciate.



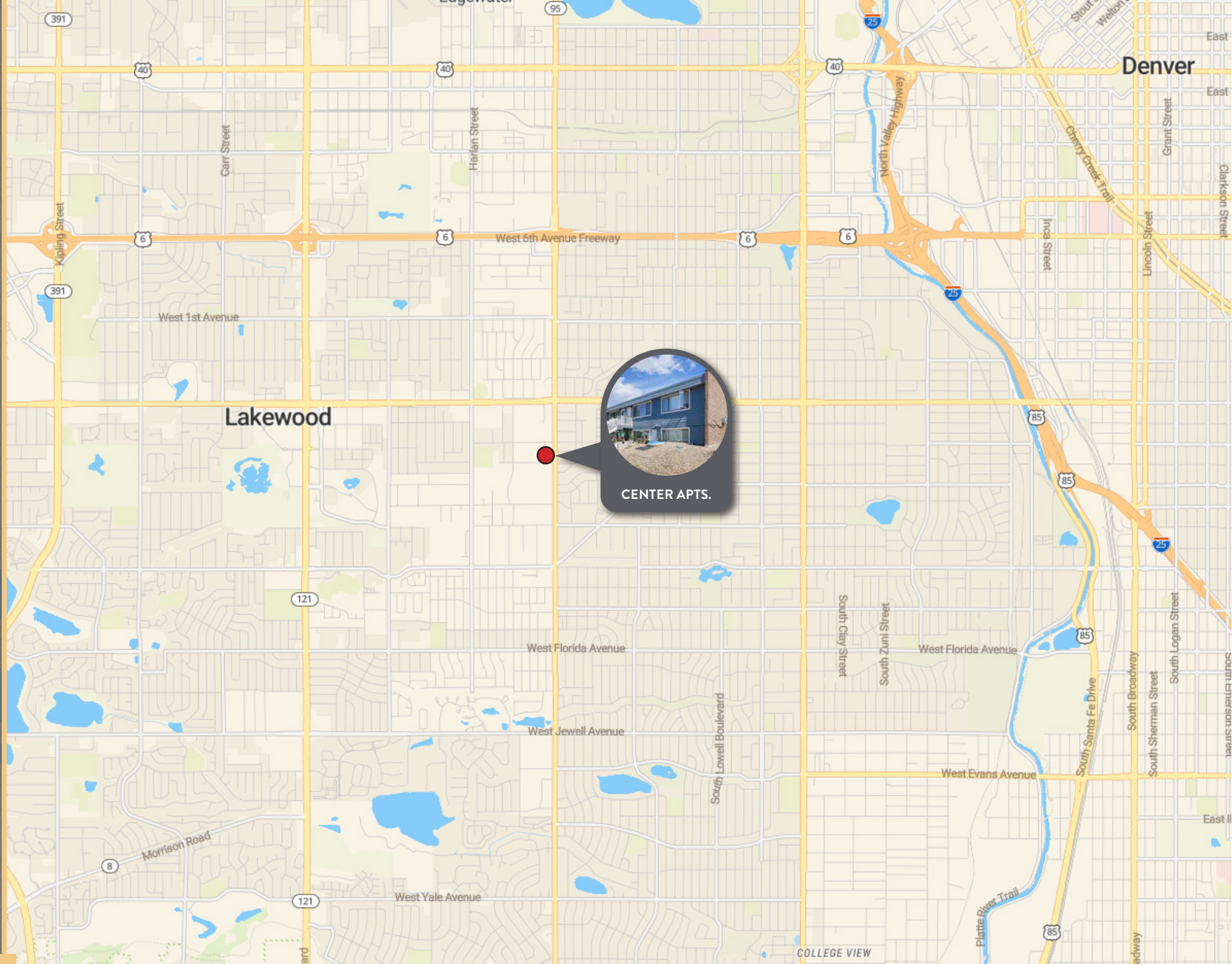




LOCATION OVERVIEW



NORTHPEAK[®]
COMMERCIAL ADVISORS





CENTER APTS.

Walmart
PETSMART
GOODTIMES
EISENBERG BROS. BAGELS

KING Scoopers
Michaels

SPROUTS FIVE GUYS
FARMERS MARKET BURGERS and FRIES
T.J. maxx
STARBUCKS COFFEE

CINEMARK
DICK'S SPORTING GOODS
WHOLE FOODS MARKET
TARGET
HOBBY LOBBY
BEST BUY

AutoZone
Walgreens
BIG LOTS!
Wendy's
STARBUCKS COFFEE

KING Scoopers
SONIC

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



NORTHPEAK[®]
COMMERCIAL ADVISORS

UNIT MIX & INVESTMENT ANALYSIS

UNIT TYPE	NO. OF UNITS	APPROX. SF	CURRENT RENT	MONTHLY INCOME	PROFORMA RENT	PROFORMA MONTHLY INCOME
2Bd/1Ba	14	900	\$1,762	\$24,668	\$1,849	\$25,900
TOTALS	14	12,600		\$24,668		\$25,886

INCOME	CURRENT	PROFORMA
Gross Scheduled Income (GSI)	\$296,004	\$310,632
Vacancy (4%)	(\$11,840)	(\$12,425)
Utility Billback (T12)	\$9,333	\$9,333
Pet Rent (T12)	\$437	\$437
Other Income (T12)	\$5,544	\$5,544
GROSS RENTAL INCOME	\$299,478	\$313,521
EXPENSES	CURRENT	PROFORMA
Property Tax (2024)	\$18,523	\$18,523
Insurance (T12)	\$8,893	\$8,893
Utilities (T12)	\$13,069	\$13,069
Lawn/Snow (Est. \$200/Month)	\$2,400	\$2,400
Management (7%)	\$20,963	\$21,946
Repairs/Maint. (Est. \$1,000/Unit)	\$14,000	\$14,000
TOTAL EXPENSES	\$77,848	\$78,831
TOTAL EXPENSES / UNIT	\$5,561	\$5,631
NET OPERATING INCOME	\$221,629	\$234,689

FINANCIAL ANALYSIS	CURRENT	PROFORMA
Net Operating Income	\$221,629	\$234,689
Projected Debt Service (IO)	(\$117,040)	(\$117,040)
Before Tax Cash Flow	\$104,589	\$117,649
Cash-on-Cash Return	8.2%	9.2%
CAP RATE	6.1%	6.4%

INVESTMENT SUMMARY	
List Price	\$3,650,000
Price/Unit	\$260,714
Price/SF	\$283

FINANCING	
Loan Amount	\$2,200,000
Down Payment	\$1,277,500
Interest Rate	5.32%
Amortization	30 Years

Debt quotes from Freddie Mac via Craig Branton 8.6.24

FREDDIE MAC SBL QUOTE

August 6, 2024	Option 1	Option 2	Option 3
Loan Options:	SBL Fixed 5	SBL Fixed 5	SBL Fixed 7
Loan Amount	\$2,598,000	\$2,569,000	\$2,578,000
Amortization	360 Months	360 Months	360 Months
Interest Only Period	36 Months	36 Months	48 Months
Prepayment Type	Yield Maintenance	Stepdown	Yield Maintenance
Prepayment Terms	YM	32111	YM
Minimum DSCR	1.20	1.20	1.20
Maximum LTV	75.00%	75.00%	75.00%
DSCR as Underwritten	1.20	1.20	1.20
LTV as Underwritten	71.18%	70.38%	70.63%
Monthly Payments			
Principal & Interest	\$14,556	\$14,554	\$14,557
Interest Only	\$11,648	\$11,732	\$11,708
Interest Rate	5.38%	5.48%	5.45%
Processing Fee	\$0	\$0	\$0
Third Party Reports	\$6,500	\$6,500	\$6,500
Origination Fees	\$25,980	\$25,690	\$25,780
Closing/Legal Costs	\$7,500	\$7,500	\$7,500
Total Due at Application	\$8,500	\$8,500	\$8,500
Estimated Total Cost	\$39,980	\$39,690	\$39,780

***This soft quote does not represent a legal and binding contract with the potential borrower.**

Indicative rates quoted are used solely as an example of current pricing. Its sole purpose is to inform the Borrower of current mortgage rates and fee information regarding the subject loan. An official application will follow if the borrower is interested in pursuing funding with Greystone Servicing Company LLC.



Craig Branton
 Vice Chairman
 m:(303) 589-7638
 craig.branton@cushwakegreystco.com

FREDDIE MAC SBL QUOTE - FULL TERM INTEREST ONLY

August 6, 2024	Option 1	Option 2	Option 3
Loan Options:	SBL Fixed 5	SBL Fixed 5	SBL Fixed 7
Loan Amount	\$2,372,000	\$2,372,000	\$2,372,000
Amortization	360 Months	360 Months	360 Months
Interest Only Period	60 Months	60 Months	84 Months
Prepayment Type	Yield Maintenance	Stepdown	Yield Maintenance
Prepayment Terms	YM	32111	YM
Minimum DSCR	1.25	1.25	1.25
Maximum LTV	65.00%	65.00%	65.00%
DSCR as Underwritten	1.32	1.31	1.31
LTV as Underwritten	64.99%	64.99%	64.99%
Monthly Payments			
Principal & Interest	\$13,201	\$13,349	\$13,320
Interest Only	\$10,516	\$10,714	\$10,674
Interest Rate	5.32%	5.42%	5.40%
Processing Fee	\$0	\$0	\$0
Third Party Reports	\$6,500	\$6,500	\$6,500
Origination Fees	\$23,720	\$23,720	\$23,720
Closing/Legal Costs	\$7,500	\$7,500	\$7,500
Total Due at Application	\$8,500	\$8,500	\$8,500
Estimated Total Cost	\$37,720	\$37,720	\$37,720

***This soft quote does not represent a legal and binding contract with the potential borrower.**

Indicative rates quoted are used solely as an example of current pricing. Its sole purpose is to inform the Borrower of current mortgage rates and fee information regarding the subject loan. An official application will follow if the borrower is interested in pursuing funding with Greystone Servicing Company LLC.



Craig Branton
 Vice Chairman
 m:(303) 589-7638
 craig.branton@cushwakegreystco.com



COMPARABLE APT. SALES



NORTHPEAK[®]
COMMERCIAL ADVISORS



SUBJECT PROPERTY
Center Apartments, Lakewood, CO

Sale Price	\$3,650,000
# Units	14
Cap Rate	6.1%
Unit Mix	14 - 2 Bd / 1 Ba RENOVATED



8447 W Dakota Ave
Lakewood, CO 80226 **#1**

Sale Price	\$2,100,000
# Units	8
Price/Unit	\$262,500
Price/SF	\$227
Cap Rate	5.03%
Unit Mix	8 - 2 Bd / 1.5 Ba



5345 W 3rd Pl
Lakewood, CO 80226 **#2**

Sale Price	\$1,290,000
# Units	6
Price/Unit	\$215,000
Price/SF	\$238
Cap Rate	4.75%
Unit Mix	6 - 2 Bd / 1 Ba



213-233 S Ingalls St
Lakewood, CO 80226 **#3**

Sale Price	\$3,425,000
# Units	16
Price/Unit	\$214,062
Price/SF	\$258
Cap Rate	5.54%
Unit Mix	16 - 2 Bd / 1 Ba



COMPARABLE CONDO SALES



NORTHPEAK[®]
COMMERCIAL ADVISORS



822 S Vance St. #A
Lakewood, CO 80226

#1

Sale Date	2/17/23
Sale Price	\$335,000
Type	2 Bd / 1 Ba
Building Size	760 SF



862 S Reed Court #1
Lakewood, CO 80226

#2

Sale Date	6/5/23
Sale Price	\$331,000
Type	2 Bd / 2 Ba
Building Size	840 SF



6880 W Mississippi Ave #C
Lakewood, CO 80226

#3

Sale Date	5/16/23
Sale Price	\$315,000
Type	2 Bd / 1 Ba
Building Size	889 SF



381 S Ames St #C305
Lakewood, CO 80226

#4

Sale Date	7/21/23
Sale Price	\$310,000
Type	2 Bd / 2 Ba
Building Size	945 SF

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 5269-5297 W Center Ave., Lakewood, CO 80226 (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.



INVESTMENT ADVISORS:

HUNTER SCHAEFER

Senior Advisor
925-989-8930
Hunter@NorthPeakCRE.com

JACK SHERMAN

Senior Advisor
303-903-9638
Jack@NorthPeakCRE.com



NORTHPEAK[®]
COMMERCIAL ADVISORS

1720 S Bellaire St. Suite 701 | Denver, CO 80222
720-738-1949 | www.NorthPeakCRE.com