

OFFERING MEMORANDUM

PRICE REDUCED



ELIOT TOWNHOMES

2831 Eliot Circle | Westminster, CO 80030

Price: \$1,075,000 \$1,025,000 | **Units:** 6

INVESTMENT ADVISORS



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PROPERTY SUMMARY



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EXECUTIVE SUMMARY

PROPERTY DETAILS

Address	2831 Eliot Circle Westminster, CO 80030
Price	\$1,025,000
# of Units	6
Building Size	4,800 SF
Lot Size	9,375 SF
Year Built	1962
Roof	Pitched
Building Type	Brick/Frame
Heat	Boiler
Zoning	R-4
Off-Street Parking	6 Spaces

PROPERTY HIGHLIGHTS

- 12 total units available as a portfolio; 6-unit buildings offered individually for smaller investors or exchange buyers
- 10 of 12 units are large 894 SF 2-Br floorplans
- Desirable two-story townhome layouts with private entries — differentiated product in the submarket
- Strong submarket occupancy supported by proximity to transit, employment, and retail
- Proven renovation upside — comparable units along Eliot Circle have demonstrated rent growth following interior upgrades
- Significant public and private investment in the surrounding Westminster Station TOD driving long-term appreciation potential
Berkshire Hathaway HomeServices

NorthPeak Commercial Advisors is pleased to present the exclusive opportunity to acquire **2831 Eliot Circle**, a six-unit townhome community, located in the Midtown submarket of Westminster, Colorado. The ownership group is also open to selling an adjacent 6-unit building. Please inquire if you have an interest.

The property includes (1) 1Br/1Ba, (1) 2Br/1Ba and (4) 2Br/1.5Ba units. The 2br/1.5ba units are two story, townhome style layouts offering space, private entries and additional bathrooms that tenants prioritize.

Built in 1962, the community sits on a large 9,375 SF lot zoned R-4, presenting a compelling value-add profile for an owner-operator or 1031 exchange buyer. The property is located less than a mile from the Westminster Station Transit-Oriented Development (TOD) — a 135-acre master-planned redevelopment anchored by RTD's B Line rail station — positioning tenants to benefit from one of the most transformative projects in the Denver metro area. Downtown Denver is approximately six miles south, giving residents a suburban atmosphere with quick access to the city. The location also offers direct access to US-36 (Boulder Turnpike) and I-76, connecting residents to employment centers across the Front Range.



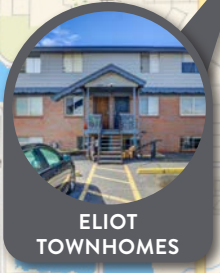
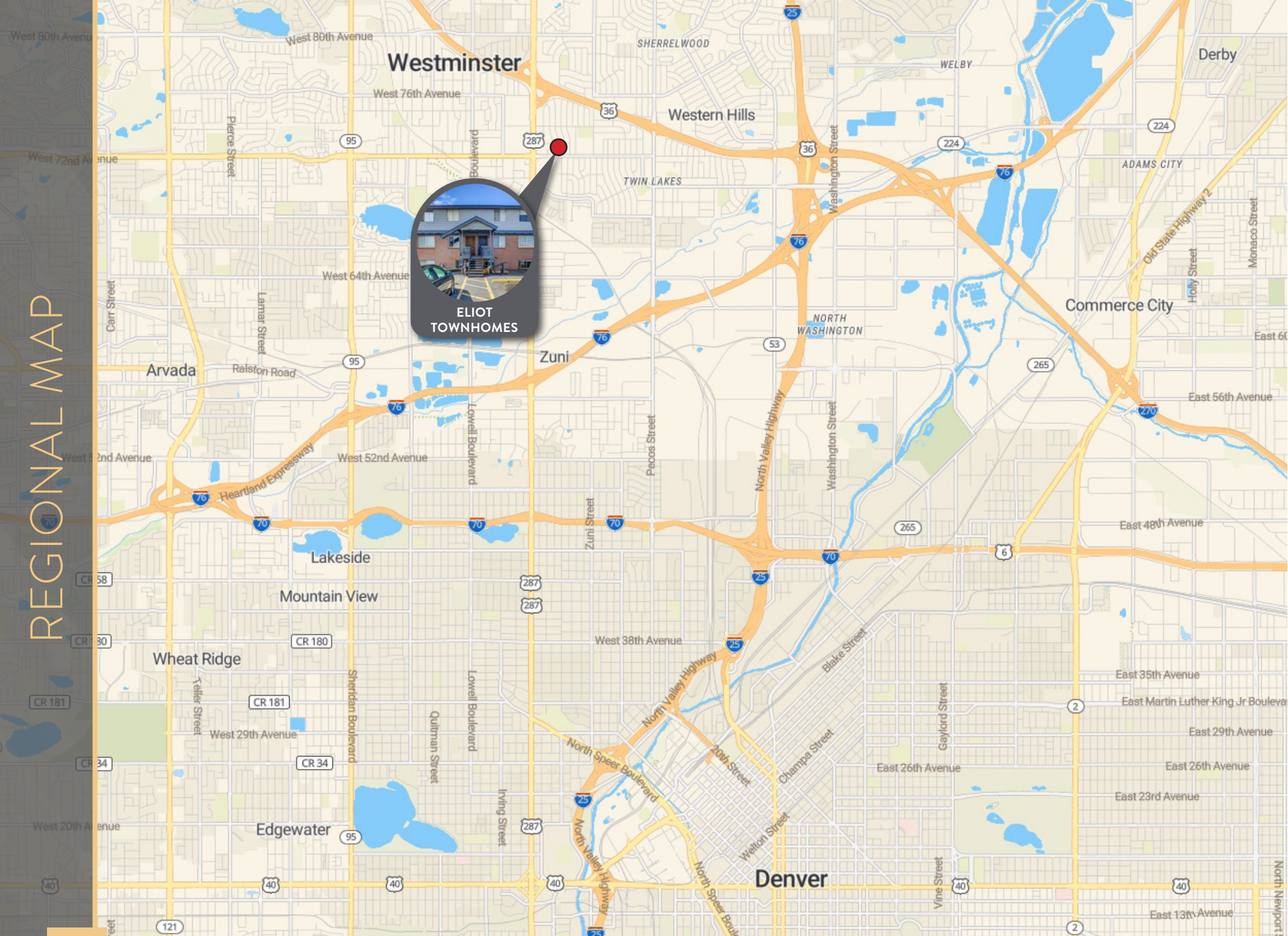


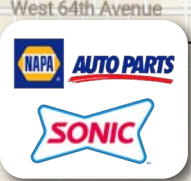
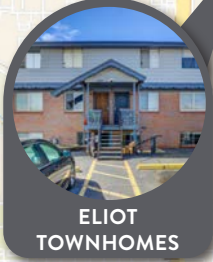
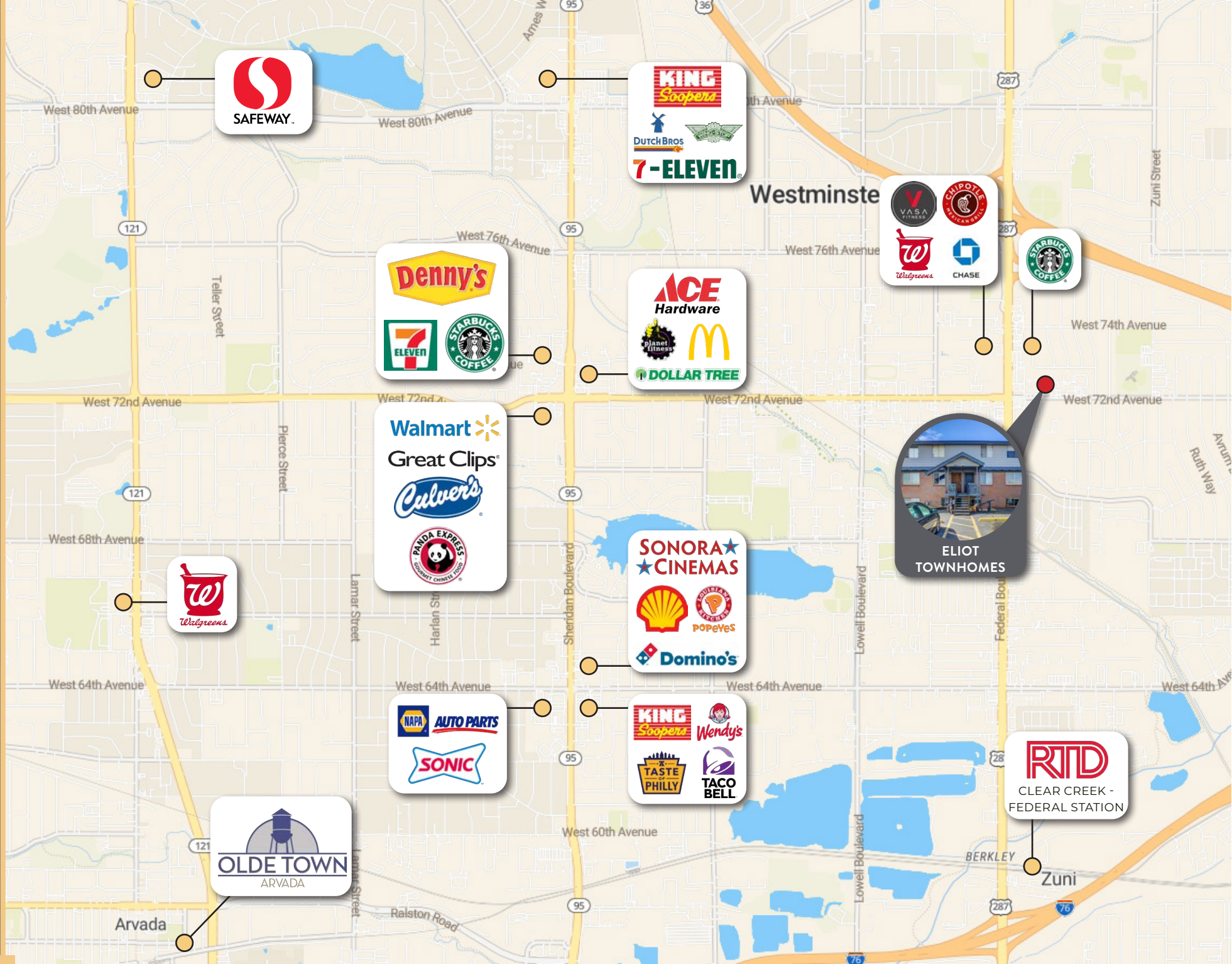


LOCATION OVERVIEW



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WESTMINSTER

Situated on the growing Denver–Boulder corridor, Westminster is easily accessed from either metropolitan area.

What's most visible in Westminster is a sea of new shopping districts — particularly in the new developing downtown area. Residents will find conveniences ranging from popular chain stores to family-style restaurants located immediately off of U.S. 36. In addition, the Westminster Promenade, an outdoor pedestrian village, contains restaurants and cafes, a movie theater, sculptures, hotel facilities, performance areas, interactive water features, walking trails and a three-rink ice arena.

While new structures have been built throughout Westminster, the town's history is carefully preserved at the Westminster History Center. Westminister's Pillar of Fire building (also known as Westminister Castle), a majestic neo-Romanesque-style building built in 1892, is another interesting tribute to the past. Numerous other structures are also listed on the National Register of Historic Places.

Those with kids in tow can also play a round at Adventure Golf & Raceway, or discover excellent hiking, camping, kayaking, fishing and wildlife watching at the town's Stanley Lake Regional Park.



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
1 Bd / 1 Ba	1	600	\$1,425	\$1,425	\$1,425	\$1,425
2 Bd / 1 Ba	1	884	\$1,495	\$1,495	\$1,525	\$1,525
2 Bd / 1.5 Ba	4	884	\$1,754	\$7,015	\$1,795	\$7,180
TOTALS	6	5,020		\$9,935		\$10,130

INCOME	CURRENT	PRO FORMA
Gross Scheduled Income (GSI)	\$119,220	\$121,560
Vacancy (5%)	(\$8,345)	(\$8,509)
Utility Reimbursement Income	\$4,182	\$4,182
Renters Insurance	\$625	\$625
Misc Fees	\$2,346	\$2,346
GROSS RENTAL INCOME	\$118,028	\$120,204

EXPENSES	CURRENT	PRO FORMA
Property Taxes (1)	\$6,383	\$6,383
Property Insurance (2)	\$7,031	\$7,031
Utilities (3)	\$13,626	\$13,626
Trash (4)	\$1,532	\$1,532
Management (5)	\$7,082	\$7,082
Repairs & Maintenance (6)	\$9,068	\$9,068
Snow Removal & Landscaping (7)	\$2,573	\$2,573
Misc. (8)	\$3,000	\$3,000
TOTAL EXPENSES	\$50,294	\$50,294
TOTAL EXPENSES / UNIT	\$8,382	\$8,382
NET OPERATING INCOME	\$67,734	\$69,910

FINANCIAL ANALYSIS	CURRENT	PRO FORMA
Net Operating Income	\$67,734	\$69,910
Projected Debt Service	(\$51,621)	(\$51,621)
Before Tax Cash Flow	\$16,113	\$18,289
Cash-on-Cash Return	5.24%	5.95%
Principal Reduction	\$8,811	\$8,811
Total Return	8.11%	8.81%
CAP RATE	6.61%	6.82%

INVESTMENT SUMMARY	
List Price	\$1,025,000
Price/Unit	\$170,833
Price/SF	\$213.54

FINANCING	
Loan Amount (70%)	#717,500
Down Payment (30%)	\$307,500
Interest Rate	6.00%
Amortization	30 Years

- Property Taxes:** Current based on 2026 actual expense
- Property Insurance:** Current/Projected based on T12 actual expense, divided by 4 since there are four 6-unit buildings included in T12
- Utilities:** Current/Projected based on T12 actual expense, divided by 4 since there are four 6-unit buildings included in T12
- Trash:** Current/Projected based on T12 actual expense, divided by 4 since there are four 6-unit buildings included in T12
- Management:** Current/Projected based on 6% EGI
- Repairs & Maintenance:** Current/Projected based on \$1000/unit/year budget
- Snow Removal & Landscaping:** based on T12 actual expense, divided by 4 since there are four 6-unit buildings included in T12
- Misc:** Current/Projected based on T12 actual expense, divided by 4 since there are four 6-unit buildings included in T12



COMPARABLE SALES



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SUBJECT PROPERTY
2831 Eliot Cir., Westminster, CO

Sale Date	JUST LISTED
List Price	\$1,025,000
# Units	6
Price/Unit	\$170,833
Price/SF	\$213.54
Unit Mix	1 - 1 Bd / 1 Ba 1 - 2 Bd / 1 Ba 4 - 2 Bd / 1.5 Ba



2926-2932 Eliot Cir
Westminster, CO 80030 **#1**

Sale Date	3/12/26
Sale Price	\$1,399,000
# Units	8
Price/Unit	\$174,875
Price/SF	\$199
Unit Mix	8 - 2 Bd / 1 Ba



7330 Tennyson St
Westminster, CO 80030 **#2**

Sale Date	2/2/26
Sale Price	\$825,000
# Units	4
Price/Unit	\$206,250
Price/SF	\$215
Unit Mix	4 - 2 Bd / 1.5 Ba



7320 Tennyson St
Westminster, CO 80030 **#3**

Sale Date	1/20/26
Sale Price	\$860,000
# Units	4
Price/Unit	\$215,000
Price/SF	\$220
Unit Mix	4 - 2 Bd / 1 Ba



7481 Quitman St
Westminster, CO 80030 **#4**

Sale Date	12/4/25
Sale Price	\$1,705,000
# Units	8
Price/Unit	\$213,125
Price/SF	\$243
Unit Mix	8 - 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 2831 Eliot Circle, Westminster, CO 80030 (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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