



# INVESTMENT ADVISORS



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COMMERCIAL ADVISORS

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# PROPERTY SUMMARY



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# EXECUTIVE SUMMARY

## PROPERTY DETAILS

Address	5851 W 30th Ave. Denver, CO 80214
# of Units	12
Building Size	12,109 SF
Lot Size	45,302 SF
Year Built/Renov.	1948/2024
Roof	Pitched
Building Type	Brick
Heat	Individual Furnaces
Off-Street Parking	Ample
Garages	9

## PROPERTY HIGHLIGHTS

- Attractive side by side layouts with front and back doors
- In unit laundry, private patios, and large attached garages
- Extensive recent updates including roof, electrical panels, exterior, common area
- Renovated kitchens, bathrooms, and floors
- Quiet residential pocket surrounded by shopping/dining at 38th, Edgewater Public Market, and Tennyson
- Separately metered gas/electric - tenants pay direct

**Willow Grove Apartments** is a 12 unit community located in a quiet residential pocket between Sloan's Lake and main street Wheat Ridge. Tenants enjoy easy access to shopping and dining in all directions at Edgewater Public Market, 38th, or the Tennyson Corridor. The building is composed of two 1 bedrooms, seven 2 bedrooms, and three 3 bedrooms. The units boast premium features including attractive side by side layouts with front and back doors, in unit laundry, a handful of private yards, and large attached garages.

There have been extensive recent improvements to both interiors and major systems including new roof, electrical panels, exterior, and common area. Additionally, most units have new kitchens, bathrooms, and floors within the last 2 years. Units are separately metered for gas & electric so tenants pay directly. For the right investor, this is an opportunity to buy an updated building in a strong area that will perform in well in the long run.







## RECENT CAPITAL IMPROVEMENTS

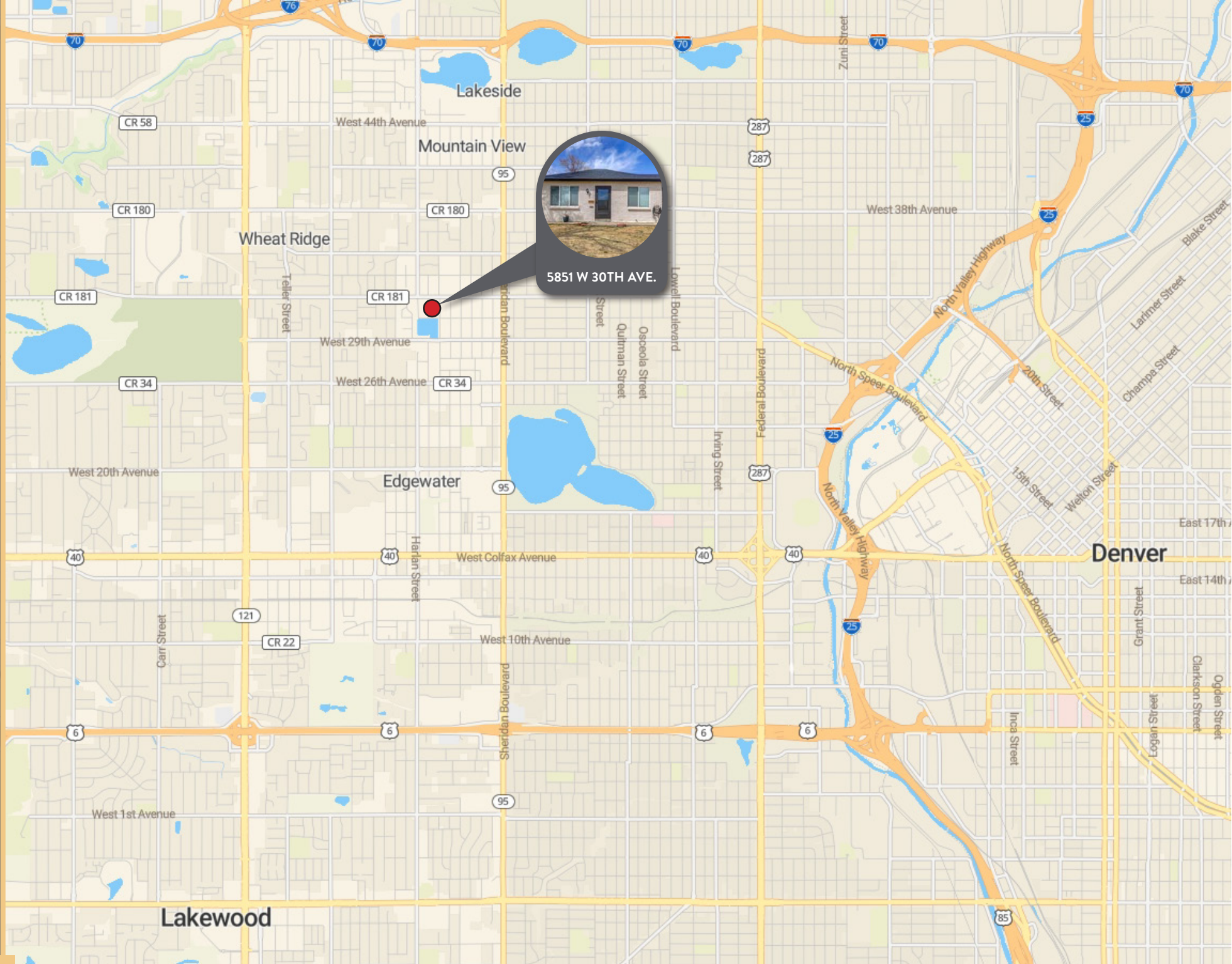
- Exterior & Common Area (\$52,505)
- Roof replacements (\$60,000)
- Unit renovations (kitchens, bathrooms, and flooring) (\$136,472)
- Electrical (Sub panel upgrades) (\$25,142)



# LOCATION OVERVIEW



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5851 W 30TH AVE.



**OfficeMax**  
**PETSMART**

sam's club  
**Michaels** **IN-N-OUT BURGER**

**COSTCO WHOLESALE**

**Walgreens**

**SAFeway** **UNITED STATES POSTAL SERVICE**  
**ROSS DRESS FOR LESS**

**SAFeway** **ANYTIME FITNESS**

**Dutch Bros**

**POST OAK BARBECUE**  
**ATOMIC COWBOY.**

**blue pan**  
DETROIT STYLE PIZZA  
**FIRE ON THE MOUNTAIN** **SWEET COW**  
staple milkshakes.

**Raising Cane's**  
CHICKEN FINGERS

**RISE & SHINE**



**Walmart**  
**Casa Bonita**  
**CHIPOTLE MEXICAN GRILL** **planet fitness**

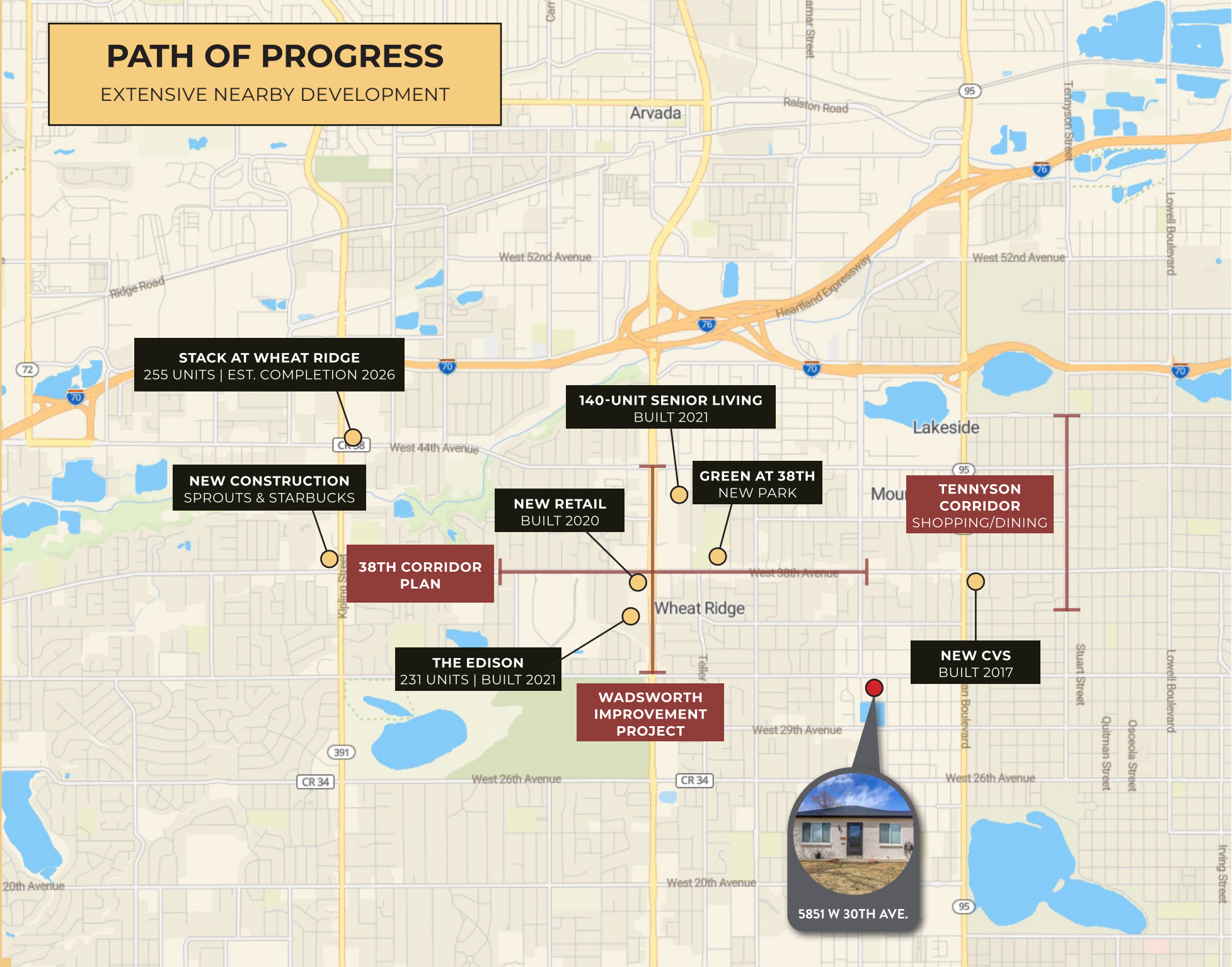
**TARGET** **KING Scoopers**  
**crumbl cookies** **Chick-fil-A**

**JOYRIDE BREWING**  
**BEER GARDEN EDgewater**

**SAFeway**

# PATH OF PROGRESS

EXTENSIVE NEARBY DEVELOPMENT



5851 W 30TH AVE.

## 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.





# FINANCIAL 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	2	700	\$1,523	\$3,046	\$1,565	\$3,130
2 Bd / 1 Ba	7	950	\$1,587	\$11,109	\$1,685	\$11,795
3 Bd / 1 Ba	3	1,200	\$1,923	\$5,769	\$2,055	\$6,165
<b>TOTALS</b>	<b>12</b>	<b>11,650</b>		<b>\$19,924</b>		<b>\$21,090</b>

INCOME	CURRENT	PRO FORMA
Gross Scheduled Income (GSI)	\$239,030	\$253,080
Vacancy (5%)	(\$11,952)	(\$12,654)
Utility Billback (T12)	\$14,047	\$14,047
Parking (T12)	\$3,600	\$3,600
Reimbursed Turnover (T12)	\$3,780	\$3,780
Late Fees (T12)	\$3,240	\$3,240
Misc./Other Income (T12)	\$3,602	\$3,602
<b>GROSS RENTAL INCOME</b>	<b>\$255,348</b>	<b>\$268,695</b>

EXPENSES	CURRENT	PRO FORMA
Property Tax (2026)	\$12,243	\$12,243
Insurance (T12 / \$800 per Unit)	\$13,043	\$9,600
Utilities (T12)	\$16,951	\$16,951
Management (T12 / 7%)	\$16,444	\$18,809
Repairs/Maint. (T12 / Est. \$1,000 per Unit)	\$11,486	\$12,000
Lawn/Snow (Est. \$300/Month)	\$3,600	\$3,600
Admin/Misc. (T12 / Adj.)	\$2,903	\$1,200
<b>TOTAL EXPENSES</b>	<b>\$76,670</b>	<b>\$74,403</b>
<b>TOTAL EXPENSES / UNIT</b>	<b>\$6,389</b>	<b>\$6,200</b>
<b>NET OPERATING INCOME</b>	<b>\$178,678</b>	<b>\$194,292</b>

FINANCIAL ANALYSIS	CURRENT	PRO FORMA
Net Operating Income	\$178,678	\$194,292
Projected Debt Service	(\$123,927)	(\$123,927)
Before Tax Cash Flow	\$54,750	\$70,365
Cash-on-Cash Return	5.9%	7.6%
Principal Reduction	\$21,153	\$21,153
Total Return	\$75,903	\$91,518
<b>CAP RATE</b>	<b>6.7%</b>	<b>7.3%</b>

INVESTMENT SUMMARY		FINANCING	
List Price	\$2,650,000	Loan Amount	\$1,722,500
Price/Unit	\$220,833	Down Payment	\$927,500
Price / SF	\$219	Interest Rate	6.00%
		Amortization	30 Years

FINANCIAL ANALYSIS



# COMPARABLE SALES



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5815 Pierce St  
Arvada, CO 80003 **#1**

Sale Date	1/21/26
Year Built	1983
Price/Unit	\$240,625
Price/SF	\$241
Cap Rate	5.70%
Unit Mix	8 - 2 Bd / 1 Ba



7710 W 35th Ave  
Wheat Ridge, CO 80033 **#2**

Sale Date	11/12/25
Year Built/Renov.	1974/2022
Price/Unit	\$200,000
Price/SF	\$259
Cap Rate	6.19%
Unit Mix	6 - 1 Bd / 1 Ba 4 - 2 Bd / 1 Ba



206 S Pierce St.  
Lakewood, CO 80226 **#3**

Sale Date	9/16/25
Year Built	1962
Price/Unit	\$222,143
Price/SF	\$269
Cap Rate	5.72%
Unit Mix	7 - 2 Bd / 1 Ba



1115 Carr St  
Lakewood, CO 80214 **#4**

Sale Date	7/16/25
Year Built	1959
Price/Unit	\$283,333
Price/SF	\$177
Cap Rate	6.39%
Unit Mix	6 - 3 Bd / 1 Ba



4560 Everett St  
Wheat Ridge, CO 80033 **#5**

Sale Date	6/16/25
Year Built	1962
Price/Unit	\$242,857
Price/SF	\$291
Cap Rate	5.93%
Unit Mix	1 - 1 Bd / 1 Ba 6 - 2 Bd / 1 Ba



5269-5297 W Center  
Lakewood, CO 80226 **#6**

Sale Date	1/29/25
Year Built	1983
Price/Unit	\$250,000
Price/SF	\$271
Cap Rate	6.30%
Unit Mix	14 - 2 Bd / 1 Ba



5580 W 4th Ave  
Lakewood, CO 80226 **#7**

Sale Date	11/19/24
Year Built	1981
Price/Unit	\$248,077
Price/SF	\$232
Cap Rate	N/A
Unit Mix	4 - 1 Bd / 1 Ba 7 - 2 Bd / 1 Ba 1 - 3 Bd / 1 Ba



6130 W 40th Ave  
Wheat Ridge, CO 80033 **#8**

Sale Date	10/28/24
Year Built	1956
Price/Unit	\$225,000
Price/SF	\$297
Cap Rate	4.93%
Unit Mix	11 - 2 Bd / 1 Ba 3 - 3 Bd / 1 Ba

# DISCLOSURE AND CONFIDENTIALITY AGREEMENT

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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 5851 W 30th 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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