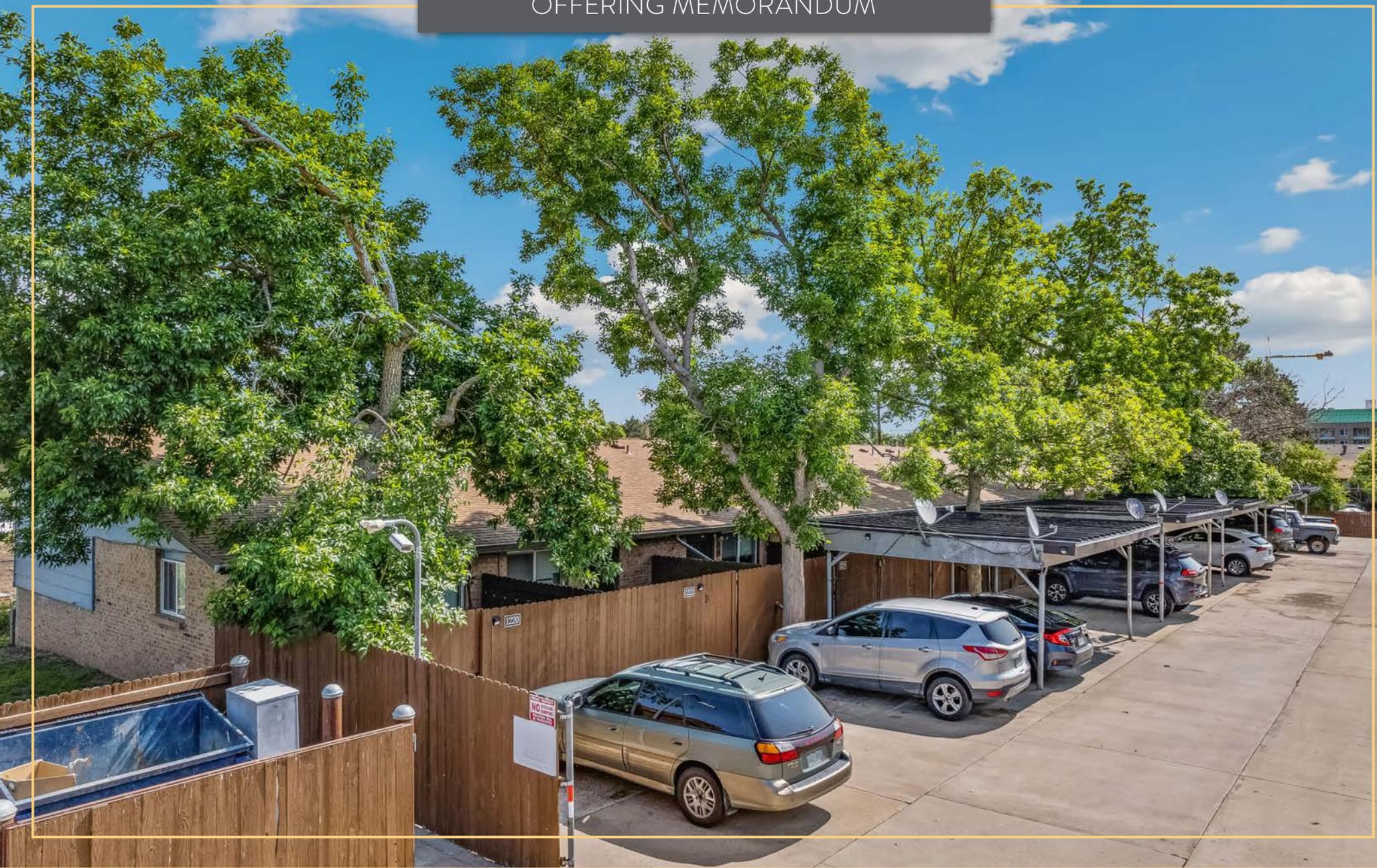


OFFERING MEMORANDUM



1220 ALLISON STREET
Lakewood, CO 80214

Price: \$2,650,000 | Units: 12

INVESTMENT ADVISORS



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1220

PROPERTY SUMMARY



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EXECUTIVE SUMMARY

PROPERTY DETAILS

Address	1220 Allison St. Lakewood, CO 80214
List Price	\$2,650,000
# of Units	12
Building Size	8,837 SF
Lot Size	24,127 SF
Year Built/Renov.	1976/2022
Roof	Pitched (2018)
Building Type	Brick
Heat	Furnace
Electric Panels	GE
Zoning	C-MU-3
Storage	2 Sheds
Parking	22 Spaces (10 Covered)

PROPERTY HIGHLIGHTS

- Fully renovated units with carports and private patios
- All units have in unit laundry
- Attractive side by side layouts
- Growth location walkable to light rail station
- Newer exterior and roof
- Separately metered for gas & electric – tenants pay direct

1220 Allison St. is a 12 unit apartment community built in 1969 with extensive recent renovations. Majority of units have been fully renovated in the past 3 years with updated kitchens and bathrooms. All units are 2Bd/1Ba with in unit laundry, private patios, and car ports. The units boast attractive side by side layouts that create a more private feel for tenants.

The property sits in a growth location just blocks from the Wadsworth Light Rail Station. The units are separately metered for gas and electric with tenants paying those bills directly. For the right investor, this is an opportunity to buy an updated building with attractive layouts in a growth location.







LOCATION OVERVIEW



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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.





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
2 Bd / 1 Ba	12	725	\$1,596	\$19,152	\$1,700	\$20,400
TOTALS	12	8,700		\$19,152		\$20,400

INCOME	CURRENT	PRO FORMA
Gross Scheduled Income (GSI)	\$229,800	\$244,800
Vacancy (5%)	(\$11,490)	(\$12,240)
Utility Billback (2025)	\$7,465	\$7,465
Misc./Other Income (2025)	\$5,150	\$5,150
GROSS RENTAL INCOME	\$230,925	\$245,175
EXPENSES	CURRENT	PRO FORMA
Property Tax (2026)	\$17,004	\$17,004
Insurance (2025)	\$8,804	\$8,804
Electric (2025)	\$1,379	\$1,379
Water/Sewer (2025)	\$5,467	\$5,467
Trash (2025)	\$3,868	\$3,868
Management (7%)	\$16,165	\$17,162
Repairs/Maintenance (2025)	\$12,471	\$12,000
TOTAL EXPENSES	\$65,157	\$65,684
TOTAL EXPENSES / UNIT	\$5,430	\$5,474
NET OPERATING INCOME	\$165,768	\$179,491

FINANCIAL ANALYSIS	CURRENT	PRO FORMA
Net Operating Income	\$165,768	\$179,491
Projected Debt Service	(\$121,941)	(\$121,941)
Before Tax Cash Flow	\$43,827	\$57,550
Cash-on-Cash Return	4.7%	6.2%
Principal Reduction	\$21,752	\$21,752
Total Return	\$65,578	\$79,302
CAP RATE	6.26%	6.77%

INVESTMENT SUMMARY	
List Price	\$2,650,000
Price/Unit	\$220,833
Price / SF	\$300

FINANCING	
Loan Amount	\$1,722,500
Down Payment	\$927,500
Interest Rate	5.85%
Amortization	30 Years



COMPARABLE SALES



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10900 W 44th Pl
Wheat Ridge, CO 80033 **#1**

Sale Date	3/4/26
Year Built	1961
Price/Unit	\$214,286
Price/SF	\$234
Cap Rate	5.74%
Unit Mix	7 - 2 Bd / 1 Ba



6160 W 17th Ave.
Lakewood, CO 80214 **#2**

Sale Date	11/24/25
Year Built	1959
Price/Unit	\$245,000
Price/SF	\$285
Cap Rate	N/A
Unit Mix	5 - 2Bd / 1 Ba



9493 W 14th Ave
Lakewood, CO 80215 **#3**

Sale Date	9/22/25
Year Built	1957
Price/Unit	\$217,688
Price/SF	\$186
Cap Rate	N/A
Unit Mix	6 - 2 Bd / 1 Ba 2 - 3 Bd / 1 Ba



206 S Pierce St.
Lakewood, CO 80226 **#4**

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

HALF VACANT AT SALE



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



6130 W 40th Ave.
Wheat Ridge, CO 80033 **#7**

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



3730 Miller Ct.
Wheat Ridge, CO 80033 **#8**

Sale Date	9/30/24
Year Built	1960
Price/Unit	\$265,556
Price/SF	\$203
Cap Rate	4.58%
Unit Mix	9 - 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 1220 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.



1220 ALLISON ST. | LAKEWOOD, CO

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