

541 S SHERIDAN BLVD
LAKEWOOD, CO 80226

INI THE NEWELL TEAM



Confidential Offering Memorandum

PINNACLE
REAL ESTATE ADVISORS

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541 SOUTH SHERIDAN BLVD

LAKEWOOD, CO 80226

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 **PINNACLE**
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EXECUTIVE SUMMARY



541 S SHERIDAN BLVD

LAKEWOOD, CO 80226

UNITS	4
YEAR BUILT	1948/1980-1994
LIST PRICE	\$1,225,000
PRICE/UNIT	\$306,250
PRICE/SF	\$212.71
BUILDING TYPE	BRICK/FRAME
BUILDING SIZE	5,759 SF
GARAGE SIZE	2,913 SF
LOT SIZE	0.49 ACRES
ROOF	PITCHED
HEATING	FORCED AIR
CURRENT CAP RATE	7.56%

PROPERTY FEATURES

- Renovated 4-Plex on Large 0.49 Acre Lot
- 7.56% Current CAP Rate!
- (4) Large Garages Provide Additional Income
- All Large 2Bd & 3Bd Units
- Rare Asset Built Between 1980-1994
- Just 1.76% Historical Vacancy!
- Furnaces, Hot Water Heaters, Washer/Dryer Hookups & Swamp Coolers Dedicated to Each Unit
- Garage/Workshops Each Have 100 Amp Electric Service & Heat
- Only \$212/SF
- 2 Miles to Sheridan Light Rail Station & Belmar Shopping Center

Exterior Photos



Interior Photos



FINANCIAL ANALYSIS



Rent Roll



Unit	Type	Rent	Utilities	Pet Rent
538 Ames A	3Bd/2.5Ba	\$2,595	\$100	\$35
538 Ames B	2Bd/1Ba	\$1,625	\$100	-
538 Ames C	3Bd/3Ba	\$2,700	\$50	\$50
541 S Sheridan	2Bd/2Ba	\$1,985	\$50	\$50
31 S Sheridan Gar 3	Garage	\$100	-	-
31 S Sheridan Gar 4	Garage	\$300	\$25	-
540 Ames Gar 1	Garage	\$265	-	-
540 Ames Gar 2	Garage	\$265	-	-



Income & Expenses Analysis



UNIT MIX AND AVERAGE RENT SCHEDULE

UNIT TYPE	No. of Units	Approx. SF	Current Rent	Monthly Income	Current Rent/SF	Pro Forma Rent	Monthly Income	Pro Forma Rent/SF
2 Bed 1 Bath	1	1,257	\$1,625	\$1,625	\$1.29	\$1,650	\$1,650	\$1.31
2 Bed 2 Bath	1	855	\$1,985	\$1,985	\$2.32	\$2,025	\$2,025	\$2.37
3 Bed 2.5 Bath	1	1,566	\$2,595	\$2,595	\$1.66	\$2,625	\$2,625	\$1.68
3 Bed 3 Bath	1	2,080	\$2,700	\$2,700	\$1.30	\$2,725	\$2,725	\$1.31
TOTAL	4	5,758		\$8,905			\$9,025	

INCOME

		Current	Pro Forma
Gross Potential Rent		\$106,860	\$108,300
Other Income			
Utility Reimbursement	(Actual - Trailing 12 Months/ Estimated: \$100/Unit/Month)	\$3,093	\$4,800
Late Fees/NSF	(Actual - Trailing 12 Months)	\$1,849	\$1,849
Application/Admin Income	(Actual - Trailing 12 Months)	\$725	\$725
Pet Fees	(Actual - Trailing 12 Months)	\$1,285	\$1,285
Garage Income	(Actual - Trailing 12 Months)	\$9,720	\$9,720
Total Other Income		\$16,672	\$18,379
Gross Potential Income		\$123,532	\$126,679
Vacancy/Collection Loss	(Actual - Trailing 12 Months/ Estimated) 1.76%	(\$2,171)	5.00% (\$6,334)
EFFECTIVE GROSS INCOME		\$121,361	\$120,345

EXPENSES

Taxes	(Actual - 2025)	\$4,342	\$4,342
Insurance	(Quote: USLI)	\$4,971	\$4,971
Gas & Electric	(Actual - Trailing 12 Months)	\$1,401	\$1,401
Water & Sewer	(Actual - Trailing 12 Months)	\$3,169	\$3,169
Trash	(Actual - Trailing 12 Months)	\$1,834	\$1,834
Maintenance & Repairs	(Actual - Trailing 12 Months/ Estimated: \$950/Unit/Year)	\$3,426	\$3,800
Snow Removal/Landscaping	(Actual - Trailing 12 Months)	\$1,050	\$1,050
Management Fee	(Estimated: 7%)	\$8,495	\$8,424
Administrative	(Actual - Trailing 12 Months)	\$84	\$84
TOTAL EXPENSES		\$28,772	\$29,075
Expenses per Unit		\$7,193	\$7,269
Expenses per SF		\$5.00	\$5.05
% OF EGI		23.7%	24.2%
NET OPERATING INCOME		\$92,589	\$91,270

Pricing Summary



Investment Summary

Price:	\$1,225,000
Price/Unit:	\$306,250
Price/SF:	\$212.71
Current CAP Rate:	7.56%

Proposed Financing

Loan Amount:	70%	\$857,500
Down Payment:	30%	\$367,500
Interest:	6.25%	
Amortization:	30 Years	

Current

CASH FLOW INDICATORS

Net Operating Income		\$92,589
Debt Service		(\$63,357)
Net Cash Flow	7.95%	\$29,232
Principal Reduction		\$10,048
Total Return	10.69%	\$39,280

VALUE INDICATORS

CAP Rate	7.56%
Price Per Unit	\$306,250
Price Per Foot	\$212.71

Pro Forma

CASH FLOW INDICATORS

Net Operating Income		\$91,270
Debt Service		(\$63,357)
Net Cash Flow	7.60%	\$27,913
Principal Reduction		\$10,048
Total Return	10.33%	\$37,961

VALUE INDICATORS

CAP Rate	7.45%
Price Per Unit	\$306,250
Price Per Foot	\$212.71



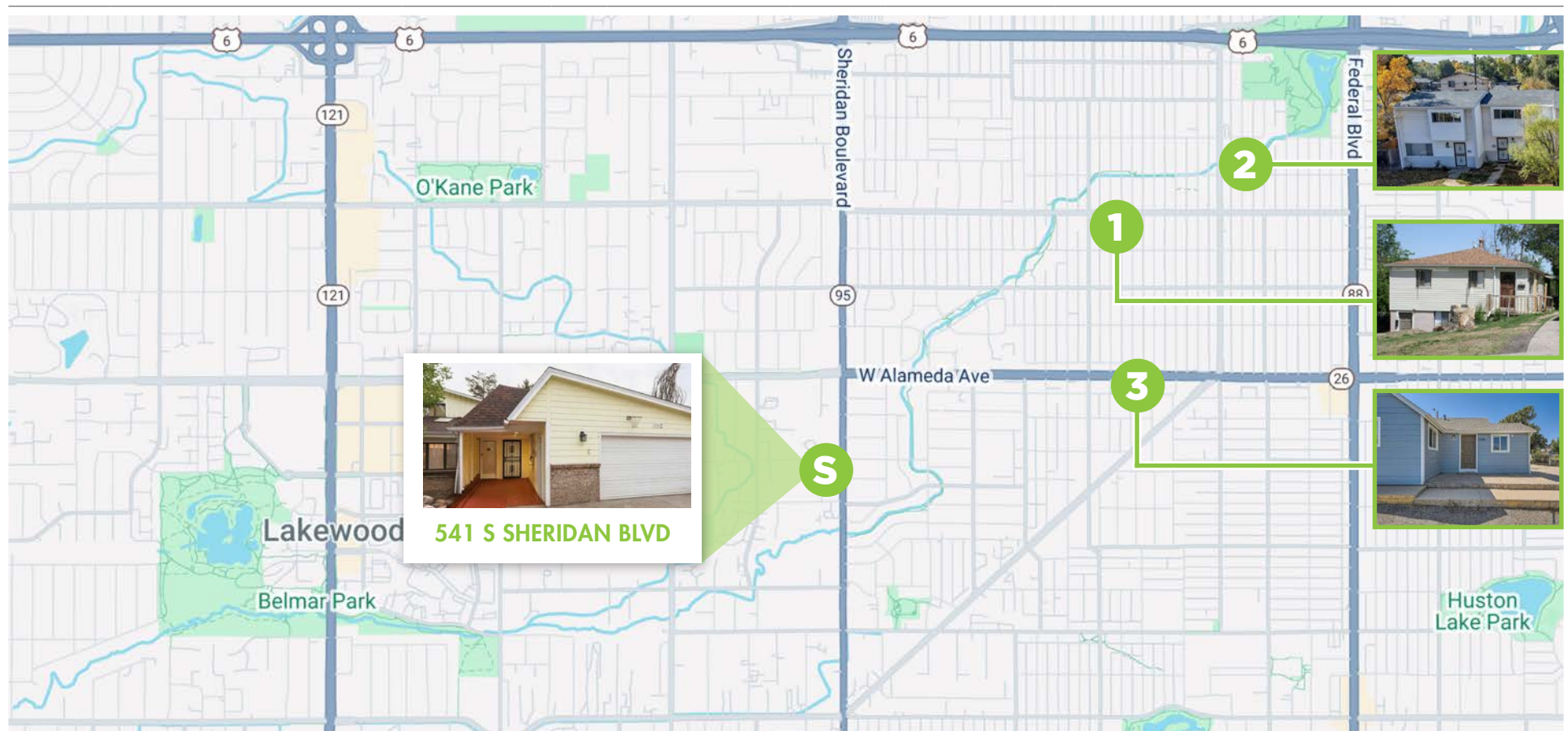
SALES COMPARABLES



Sheridan Sales Comparables



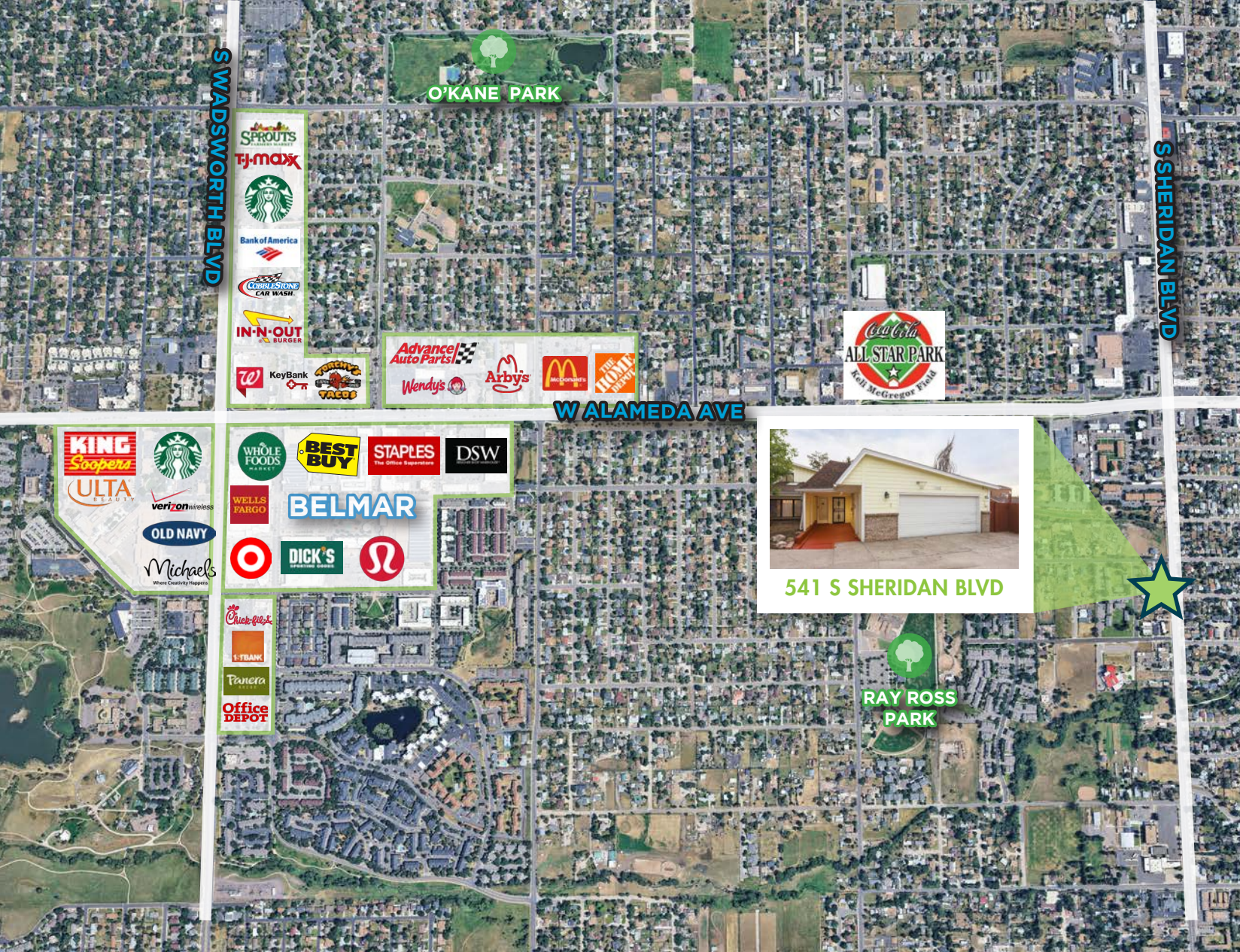
	Property Address	No. Units	Unit Mix	YOC	Sale Price	Price/Unit	Price/SF	Sale Date
1	40-50 Osceola Street Denver, CO	4	4 2Bd/1Ba	1954	\$1,000,000	\$250,000	\$344.83	2/7/2025
2	211 Julian Street Denver, CO	4	4 2Bd/1Ba	1972	\$1,300,000	\$325,000	\$314.31	6/30/2025
3	324 S Newton Street Denver, CO	4	3 1 2Bd/1Ba 3Bd/1Ba	1940	\$910,000	\$227,500	\$300.03	7/16/2025



LOCATION OVERVIEW



Location Overview



POPULATION

1 mile	21,473
3 mile	165,762
5 mile	461,957



HOUSEHOLDS

1 mile	7,276
3 mile	62,903
5 mile	213,282



AVERAGE HH INCOME

1 mile	\$70,496
3 mile	\$86,871
5 mile	\$104,362





BELMAR

DOWNTOWN LAKEWOOD

80+ Restaurants & Boutiques

830+ Residential Units

12 Minutes from Downtown

Belmar is the heart of downtown Lakewood—a vibrant, open-air shopping, dining, and lifestyle destination just 12 minutes from downtown Denver. Spanning 22 city blocks, Belmar blends top national retailers, local boutiques, chef-driven restaurants, and urban living into one walkable hub. Anchored by names like Whole Foods Market, Nordstrom Rack, and Target, the center also features Best Buy, DSW, and a variety of restaurants. Whether you're shopping, grabbing dinner, or enjoying an outdoor concert in the plaza, Belmar offers a connected, community-driven experience.



Location Overview



CITY OF LAKEWOOD



156,868

Population

\$548,200

Median Home Value

\$85,789

Median HH Income

Lakewood is Colorado's fifth-largest city, with a population of more than 156,000. Located between the Rocky Mountain foothills and downtown Denver, it combines urban convenience with easy access to nature, offering 114 parks and 240 miles of trails. The city's economy is supported by major employers including the Denver Federal Center, Red Rocks Community College, St. Anthony Hospital, and Colorado Christian University. Lakewood is served by the RTD W Line, with seven light rail stations providing direct access to downtown Denver. Educational attainment is notably high—45.3% of residents hold a bachelor's degree or higher—reflecting a skilled, professional workforce and contributing to strong home values and household incomes.

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