

INVESTMENT ADVISORS



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NOW LEASING
720.679.7317

SCANDIA APARTMENT
NORTHPEAK
9990-10000 W. 50TH PLACE
LEASING

9990

10000

PROPERTY SUMMARY



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EXECUTIVE SUMMARY

PROPERTY DETAILS

Address	9990 W 59th Pl Arvada, CO 80004
Price	\$1,775,000
# of Units	12
Building Size	9,408 SF
Lot Size	21,170 SF
Year Built	1959
Roof	Pitched
Building Type	Brick
HVAC	Boiler
Zoning	R-M
Off-Street Parking	19 Spaces

PROPERTY HIGHLIGHTS

- Well-located
- Predominately 2-bedroom units
- Well-maintained
- Ample parking

9990 W. 59th Place presents an exceptional investment opportunity in the Arvada market. This well-maintained multifamily property consists of 12 total units, featuring 2 one-bedroom units and 10 two-bedroom units, catering to a broad range of tenants seeking spacious, comfortable living.

Located in a quiet residential neighborhood, the property offers residents the perfect balance of suburban tranquility and urban convenience. It is just minutes from Olde Town Arvada, the city's historic downtown area known for its charming shops, diverse dining options, entertainment venues, and easy access to the RTD G Line commuter rail. This prime location not only enhances tenant demand but also supports strong long-term rental growth.





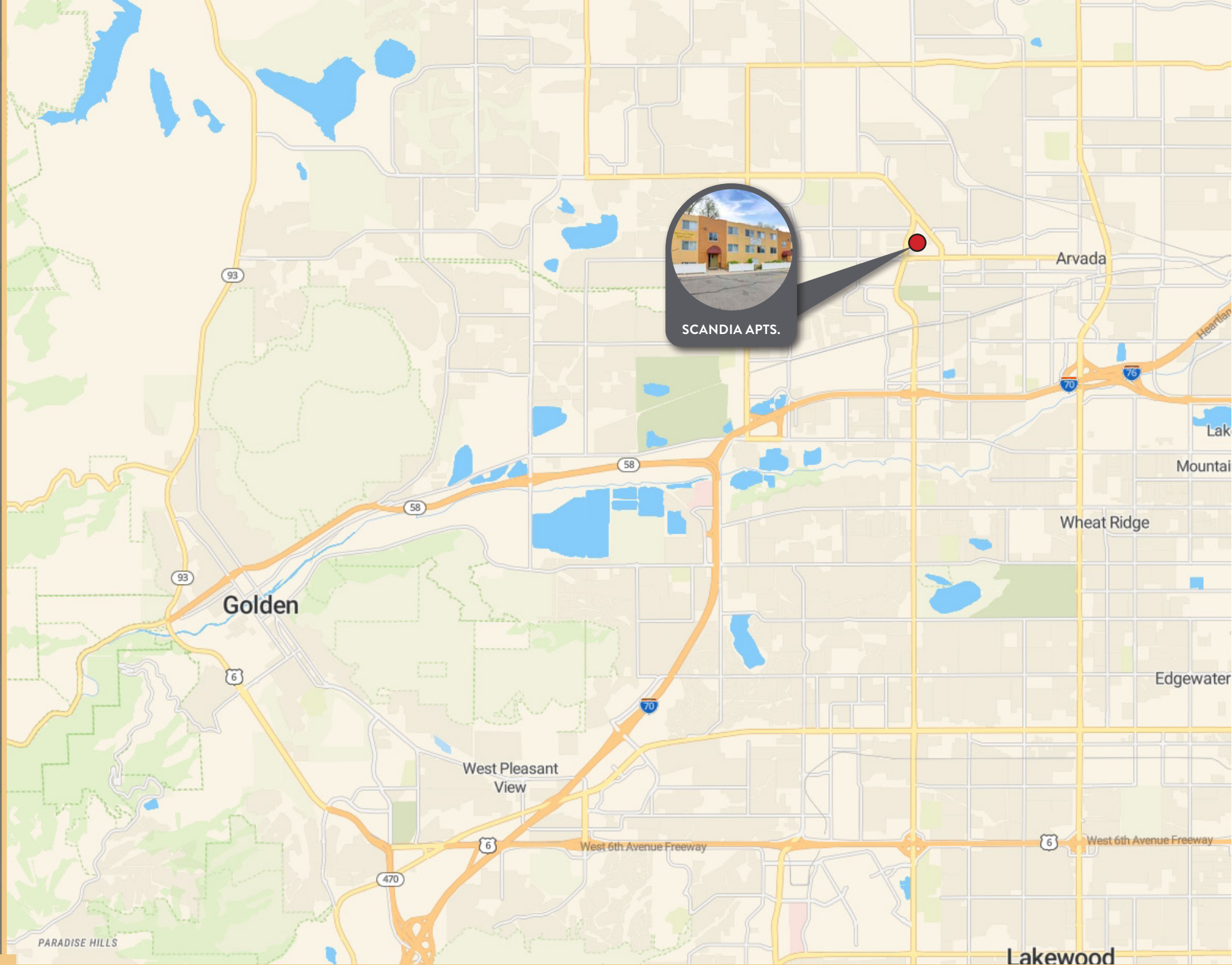




LOCATION OVERVIEW



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SCANDIA APTS.

CODY PARK

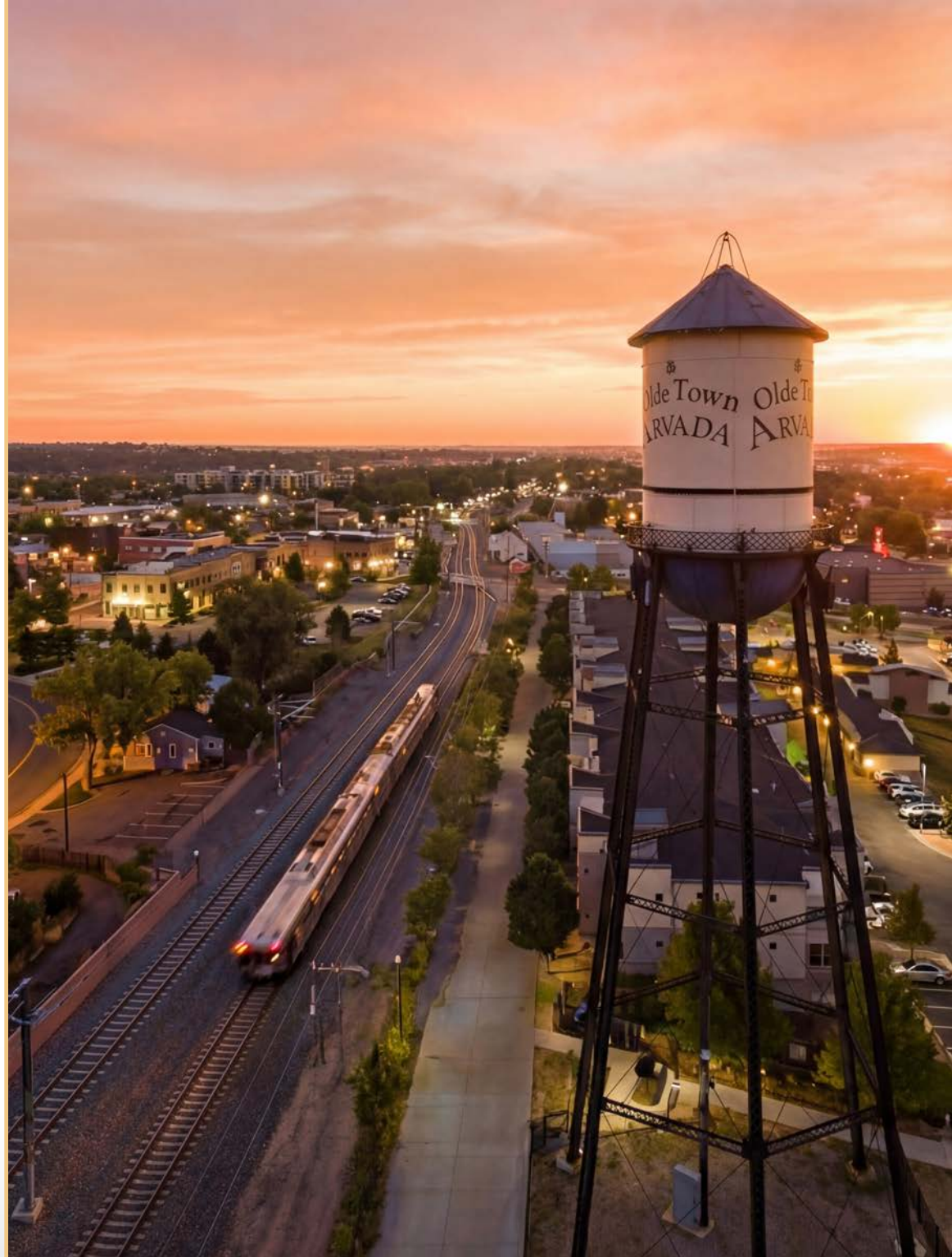
PARADISE HILLS



ARVADA

Located just northwest of Denver, Arvada offers a premier lifestyle that balances historic small-town character with the sophisticated amenities of a major metropolitan submarket. Known for its high quality of life and strong community engagement, the city is a primary draw for young professionals and families seeking a suburban retreat without sacrificing connectivity. At its heart lies Olde Town Arvada, a vibrant, walkable downtown district featuring a curated mix of local breweries, artisanal dining, and boutiques. This historic hub serves as a central gathering place, hosting year-round community festivals and farmers markets that reinforce Arvada's reputation as one of the most welcoming and stable communities in the Front Range.

Strategically positioned as the “Gateway to the Rockies,” Arvada provides residents with unparalleled access to both urban employment centers and world-class outdoor recreation. The city is bisected by the RTD G-Line commuter rail, offering a seamless 20-minute transit link to Denver Union Station, while major thoroughfares like I-70 and Highway 93 provide direct routes to the mountains and nearby Boulder or Golden. With over 150 miles of hiking and biking trails and 90 parks—including the sprawling Ralston Creek Trail—Arvada caters to an active demographic. This blend of transit-oriented development, a robust median household income of approximately \$117,348, and highly-rated schools makes Arvada an essential cornerstone of the Denver MSA's continued growth and a resilient target for real estate investment.





INVESTMENT ANALYSIS



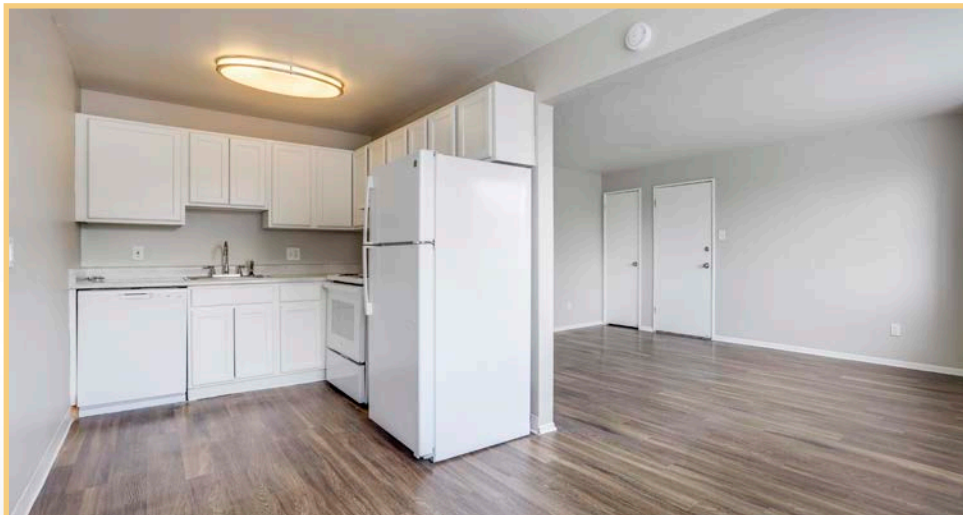
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SCANDIA APTS. - UNIT MIX & INVESTMENT ANALYSIS

UNIT TYPE	NO. OF UNITS	APPROX. SF	CURRENT RENT	CURRENT MONTHLY INCOME	PRO FORMA RENT	PRO FORMA MONTHLY INCOME
1Bd/1Ba	2	550	\$1,095	\$2,190	\$1,125	\$2,250
2Bd/1Ba	10	791	\$1,321	\$13,210	\$1,365	\$13,650
TOTALS	12	7,910		\$15,400		\$15,900

INCOME	CURRENT	PRO FORMA
Gross Scheduled Income (GSI)	\$184,752	\$190,800
Vacancy (5%)	(\$9,238)	(\$9,540)
RUBS (2)	\$16,130	\$16,130
Pet Rent (2)	\$1,129	\$1,129
Laundry Income (2)	\$1,298	\$1,298
Cleaning/Damage Charges (2)	\$2,960	\$2,000
Late Fees (2)	\$1,563	\$1,000
MTM Fee (2)	\$929	\$929
Misc (2)	\$5,972	\$2,500
GROSS RENTAL INCOME	\$205,496	\$206,246

EXPENSES	CURRENT	PRO FORMA
Property Tax (1)	\$15,350	\$15,350
Insurance (3)	\$11,400	\$11,400
Gas/Electric (2)	\$5,287	\$5,287
Water/Sewer (2)	\$6,895	\$6,895
Trash (2)	\$4,030	\$4,030
Lawn/Snow (2)(6)	\$7,782	\$7,200
Management (2)(4)	\$9,603	\$12,688
Cleaning (2)(8)	\$4,146	\$4,146
Repairs/Maint. (7)(5)	\$33,896	\$12,000
Marketing (est.)	\$3,000	\$3,000
Legal (est.)	\$1,500	\$1,500
Admin/Misc. (2)(est.)	\$2,505	\$1,200
TOTAL EXPENSES	\$105,393	\$84,696
TOTAL EXPENSES / UNIT	\$8,783	\$7,058
NET OPERATING INCOME	\$100,103	\$121,551



1. Pulled from Jefferson County Property Assessor
2. Pulled from T-12
3. Estimated at \$950 per unit
4. Estimated at 7% of ERI
5. Pro forma estimated at \$1,000 per unit
6. Estimated at \$600 per month
7. Capex adjusted T-12 (see next page)
8. Estimated at \$400 per month

SCANDIA APTS. - INVESTMENT ANALYSIS

UNADJUSTED R&M:	\$61,543
R&M - H.V.A.C. 5-25	(\$2,621)
Gen Maint 6-25	(\$5,740)
Painting 6-25	(\$1,288)
Painting 7-25	(\$1,370)
Flooring replacement 8-25	(\$2,293)
R&M - Appliances 8-25	(\$1,836)
Gen Maint 10-25	(\$3,360)
Maint. Services Labor	(\$5,232)
R&M - Appliances 11-25	(\$1,965)
R&M - Appliances 12-25	(\$1,941)
ADJUSTED R&M:	\$33,896

T-12 ACTUALS	
Insurance	Unknown
Marketing	\$6,187
Legal	\$2,444

FINANCIAL ANALYSIS	CURRENT	PRO FORMA
Net Operating Income	\$100,103	\$121,551
Projected Debt Service	(\$83,008)	(\$83,008)
Before Tax Cash Flow	\$17,095	\$38,543
Cash-on-Cash Return	2.8%	6.2%
Principal Reduction	\$14,168	\$14,168
Total Return	\$31,263	\$52,711
CAP RATE	5.6%	6.8%

INVESTMENT SUMMARY	
List Price	\$1,775,000
Price/Unit	\$147,917
Price/SF	\$189

FINANCING	
Loan Amount (65%)	\$1,153,750
Down Payment (35%)	\$621,250
Interest Rate	6.00%
Amortization	30 Years



COMPARABLE SALES



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COMPARABLE SALES

COMPARABLE SALES



SUBJECT PROPERTY
9990 W 59th Ave., Arvada, CO 80004

Sale Date	JUST LISTED
List Price	\$1,775,000
# Units	12
Price/Unit	\$147,917
Price/SF	\$189
Unit Mix	2 - 1 Bd / 1 Ba 10 - 2 Bd / 1 Ba



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

Sale Date	3/4/26
Sale Price	\$1,500,000
# Units	7
Price/Unit	\$214,286
Price/SF	\$234
Unit Mix	7 - 2 Bd / 1 Ba



9945-9955 W 59th Pl
Arvada, CO 80004 **#2**

Sale Date	1/7/26
Sale Price	\$1,465,000
# Units	8
Price/Unit	\$183,125
Price/SF	\$203
Unit Mix	6 - 2 Bd / 1 Ba 2 - 3 Bd / 1 Ba



8662-8682 W 51st Ave
Arvada, CO 80002 **#3**

Sale Date	12/15/25
Sale Price	\$2,565,000
# Units	12
Price/Unit	\$213,750
Price/SF	\$229
Unit Mix	12 - 2 Bd / 1 Ba



7750 W 61st Ave
Arvada, CO 80004 **#4**

Sale Date	9/3/25
Sale Price	\$3,550,000
# Units	16
Price/Unit	\$221,875
Price/SF	\$268
Unit Mix	16 - 2 Bd / 1 Ba



4560-4572 Everett St.
Wheat Ridge, CO 80033 **#5**

Sale Date	6/16/25
Sale Price	\$242,857
# Units	7
Price/Unit	\$242,857
Price/SF	\$291
Unit Mix	1 - 1 Bd / 1 Ba 6 - 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 9990 W 59th Ave., Arvada, CO 80004 (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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