

OFFERING MEMORANDUM



# INVESTMENT ADVISORS



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COMMERCIAL ADVISORS

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# PROPERTY SUMMARY



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# EXECUTIVE SUMMARY

## PROPERTY DETAILS

Address	5995 W 29th Ave. Wheat Ridge, CO 80214
Price	\$2,250,000
# of Units	12
Building Size	7,500 SF
Lot Size	13,198 SF
Year Built	1955
Roof	Flat
Building Type	Brick
Heat	Hot Water
Zoning	MU-N

## PROPERTY HIGHLIGHTS

- Entire electrical service replaced, reducing near-term CapEx risk
- Strong unit mix — 11 of 12 units are two-bedroom/one-bathroom layouts
- Updated interiors with modern kitchen finishes, new cabinets, and contemporary appliances throughout the community
- Excellent accessibility: immediate proximity to I-70, 6th Avenue, and RTD bus service half a block away
- Strong submarket fundamentals driven by limited new multifamily supply and sustained renter demand
- Walkable to major retailers including 26th Ave restaurants, grocery and other businesses

NorthPeak Commercial Real Estate Advisors is pleased to present **Manor 29 Apartments**, a 12-unit multifamily investment opportunity located at 5995 W 29th Avenue in Wheat Ridge, Colorado. This well-positioned asset sits at the intersection of Wheat Ridge, Edgewater, and the Sloan's Lake corridor — one of Denver's best performing submarkets. The property offers investors immediate cash flow with a stabilized unit mix of one studio and eleven two-bedroom/one-bathroom apartments.

A major capital improvement has already been completed — the entire electrical service has been replaced — addressing one of the biggest liabilities in multifamily maintenance.

With easy access to I-70 and 6th Avenue, the property is approximately 20 minutes from Downtown Denver and within close proximity to Sloan's Lake Park, Edgewater Public Market, and the vibrant West 38th Avenue dining and retail corridor. Amenities include on-site laundry facilities, off-street parking, and pet-friendly policies.



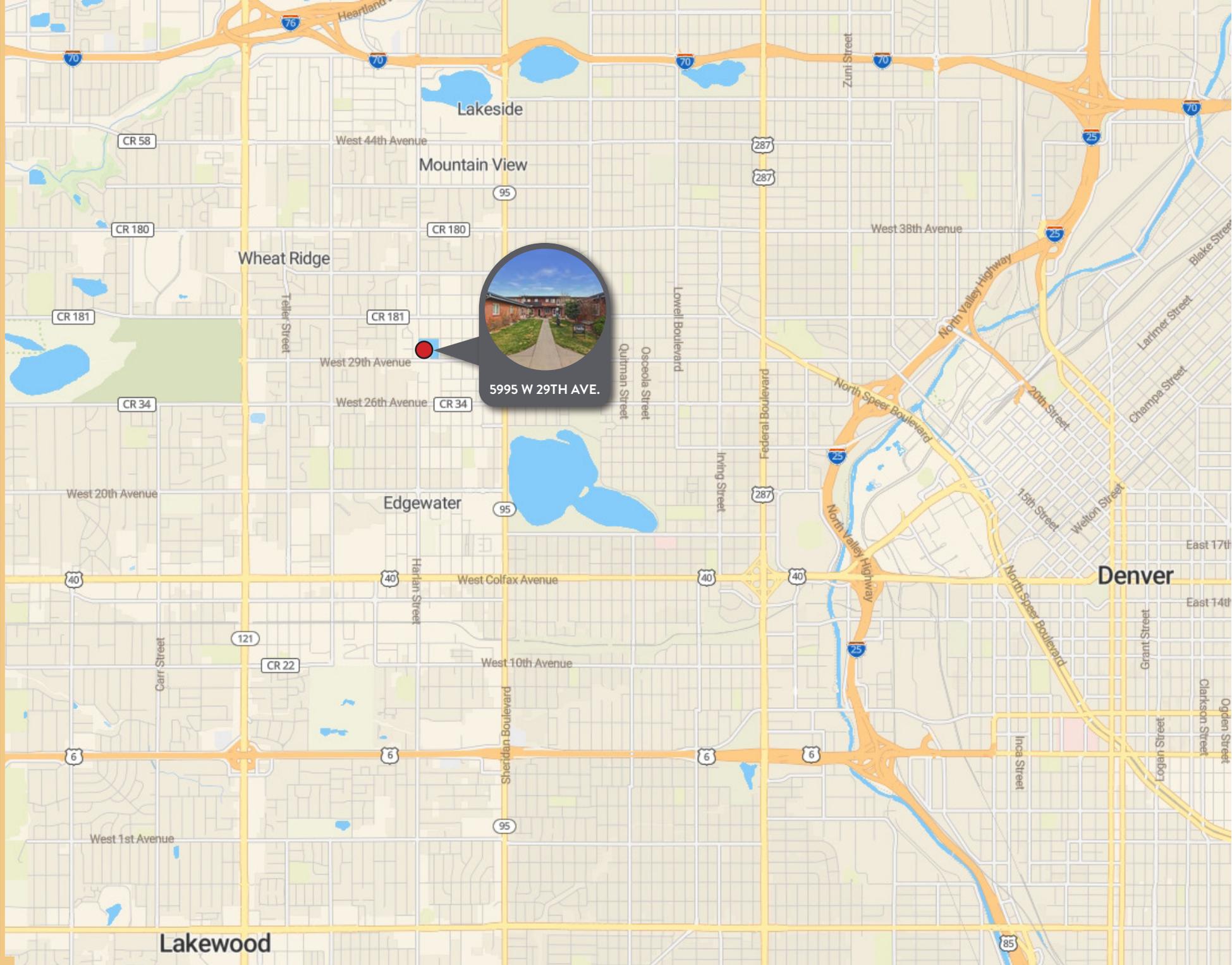




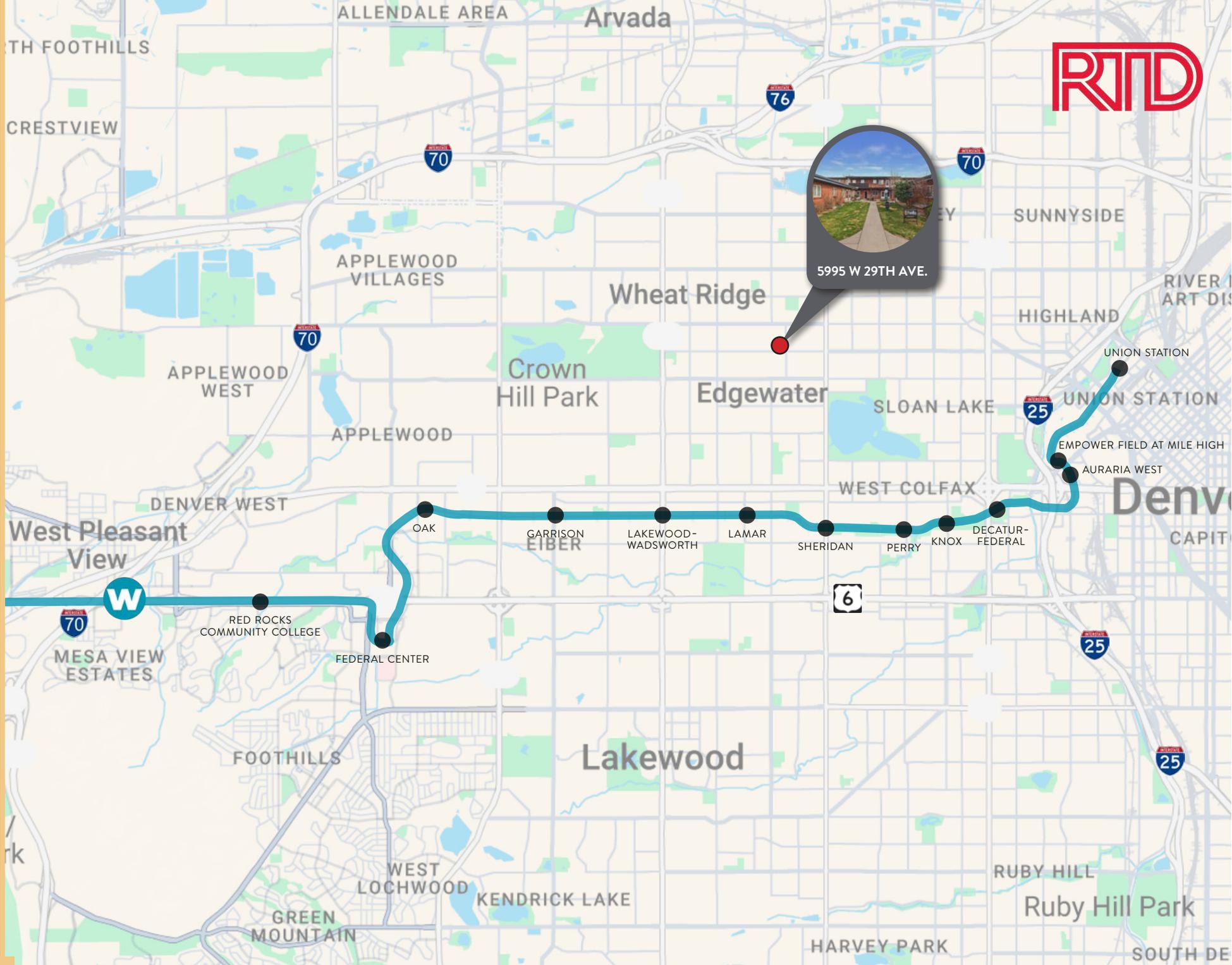
# LOCATION OVERVIEW



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5995 W 29TH AVE.





5995 W 29TH AVE.

**OASIS BREWERY**

**FIRE ON THE MOUNTAIN**

**SWEET COW**  
KID-FRIENDLY RESTAURANT

**RISE & SHINE**

**BEER GARDEN EDgewater**

**7 ELEVEN**

**JOYRIDE BREWING**

**Casa Bonita**

**ROSS DRESS FOR LESS**

**Dutch Bros**

**planet fitness**

**BURGER KING**

**TARGET**

**crumbl cookies**

**Chick-fil-A**

**KING Scoopers**

**TAP & BURGER**

**Vatos Tacos & Tequila**

**ALAMO DRAPHOUSE CINEMA**

**ODELL BREWING Co.**

**PAM HEALTH**

## 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.



# INVESTMENT ANALYSIS



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## UNIT MIX &amp; INVESTMENT ANALYSIS

UNIT TYPE	NO. OF UNITS	APPROX. SF	CURRENT RENT	MONTHLY INCOME	PRO FORMA RENT	PRO FORMA MONTHLY INCOME
2 Bd / 1 Ba	11	675	\$1,508	\$16,585	\$1,575	\$17,325
Studio / 1 Ba	1	450	\$1,056	\$1,056	\$1,075	\$1,075
<b>TOTALS</b>	<b>12</b>	<b>7,875</b>		<b>\$17,641</b>		<b>\$18,400</b>

INCOME	CURRENT	PRO FORMA
Gross Scheduled Income (GSI)	\$211,691	\$220,800
Vacancy (5%)	(\$10,585)	(\$11,040)
Laundry	\$808	\$808
Misc	\$2,302	\$2,302
<b>GROSS RENTAL INCOME</b>	<b>\$204,216</b>	<b>\$212,870</b>

EXPENSES	CURRENT	PRO FORMA
Property Taxes (1)	\$13,081	\$14,374
Insurance (2)	\$9,500	\$9,500
Management (3)	\$16,337	\$17,030
Utilities (4)	\$5,400	\$5,400
Trash (5)	\$4,502	\$4,502
Water & Sewer (6)	\$7,478	\$7,478
Landscaping (7)	\$4,678	\$4,678
Repairs & Maintenance (8)	\$9,600	\$9,600
<b>TOTAL EXPENSES</b>	<b>\$70,670</b>	<b>\$72,656</b>
<b>TOTAL EXPENSES / UNIT</b>	<b>\$5,889</b>	<b>\$6,055</b>
<b>NET OPERATING INCOME</b>	<b>\$133,546</b>	<b>\$140,214</b>

FINANCIAL ANALYSIS	CURRENT	PRO FORMA
Net Operating Income	\$133,546	\$140,214
Projected Debt Service	(\$111,258)	(\$111,258)
Before Tax Cash Flow	\$22,288	\$28,956
Principal Reduction	\$19,962.98	\$19,962.98
Total Return	6.26%	7.25%
<b>CAP RATE</b>	<b>5.94%</b>	<b>6.23%</b>

INVESTMENT SUMMARY	
List Price	\$2,250,000
Price/Unit	\$187,500
Price/SF	\$300

FINANCING	
Loan Amount	\$1,575,000
Down Payment	\$675,000
Interest Rate	5.83%
Amortization	30 Years

1. Current/Projected estimate based value of \$2,100,000
2. Current policy
3. 8% EGI
4. Seller's T12
5. Seller's T12
6. Seller's T12
7. Seller's T12
8. Estimate \$800/Unit/Yr

# FREDDIE MAC SBL QUOTE

FREDDIE MAC SBL QUOTE



## SMALL LOANS

**Manor 29**  
5995 West 29th Ave  
Wheat Ridge, CO 80214

### Freddie Mac Optigo® Small Balance Loan Options

Indicative Loan Options prepared for Borrower on 03/16/2026  
Rates and terms are indicative and subject to further due diligence.

LOAN TERMS					
Loan Type	7yr Fixed	7yr Fixed	10yr Fixed	5yr Fixed	5yr Fixed
Loan Amount	\$1,587,000	\$1,570,000	\$1,592,000	\$1,525,000	\$1,517,000
Interest Rate	5.86%	5.96%	5.83%	6.23%	6.28%
DSCR: UW	1.20x	1.20x	1.20x	1.20x	1.20x
LTV: UW	70%	70%	70%	70%	70%
Term: Amort	30 Years				
Term: Fixed	7 Years	7 Years	10 Years	5 Years	5 Years
Term: Floating	na	na	na	na	na
Term: Total	7 Years	7 Years	10 Years	5 Years	5 Years
IO Included	2 Years	2 Years	3 Years	1 Years	1 Years
Prepay Penalty	YM	5544321	YM	54321	32111
Prepay Term	7 Years	7 Years	10 Years	5 Years	5 Years
P&I: Interest Only	\$7,863	\$7,911	\$7,847	\$8,033	\$8,055
P&I: Amortizing	\$9,372	\$9,373	\$9,372	\$9,370	\$9,370
Origination Fee	1.0%	1.0%	1.0%	1.0%	1.0%
EST. CLOSING COSTS					
3rd Party Reports (w/ App)	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000
Lender Legal (at close)	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000
QUOTE ASSUMPTIONS					
Estimated NCF	\$135,000				
Purchase Price	\$2,310,000				

Notes & Conditions



# COMPARABLE SALES



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**SUBJECT PROPERTY**  
5995 W 29th Ave., Wheat Ridge, CO

Sale Date	JUST LISTED
List Price	\$2,250,000
Year Built	1955
Building Size	7,500 SF
# Units	12
Price/Unit	\$187,500



7710 W 35th Ave  
Wheat Ridge, CO

**#1**

NORTHPEAK  
BROKERED

Sale Date	11/12/25
Sale Price	\$2,000,000
Year Built	1974
Building Size	7,714 SF
# Units	10
Price/Unit	\$200,000



7649 W 32nd Ave  
Wheat Ridge, CO 80033

**#2**

Sale Date	10/16/24
Sale Price	\$2,100,000
Year Built	1959
Building Size	7,350 SF
# Units	10
Price/Unit	\$210,000



1605 Fenton St  
Lakewood, CO 80214

**#3**

Sale Date	3/18/24
Sale Price	\$1,600,000
Year Built	1959
Building Size	8,600 SF
# Units	10
Price/Unit	\$160,000



6465 W 38th Ave  
Wheat Ridge, CO 80033

**#4**

Sale Date	4/23/24
Sale Price	\$5,300,000
Year Built	1962
Building Size	22,491 SF
# Units	24
Price/Unit	\$220,833

# 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 5995 W 29th 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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