

Offering Memorandum

5547 S Grant St. Littleton CO 80121



Property Overview

- 5547 S Grant St offers a stable, income-producing property in a strong rental market. The building includes consistently occupied units with consistent tenant demand, providing reliable cash flow. Current interiors are well-maintained, with clear value-add potential through updates. A low-maintenance exterior help keep operating costs down. Located near Downtown Littleton, light rail, schools, and major corridors, this property is well-positioned for long-term appreciation and continued rental growth.

Property Features:

- (6) 1BR/1BA + (1) 2BR/2BA
- On-Site Laundry
- 7 Off-Street Parking Spaces
- Desirable Littleton Location

Units	7
Year Built	1960
List Price	\$1,100,000.00
Price/Unit	\$157,143
Price/SF	\$269.00
Building Type	Brick
Building Size	4,094
Lot Size	6,534
Roof	Composition
Heating	Hot Water Boiler
Parking	7

Financial Analysis

Unit	Type	Rent
A	1BR/1BA	\$1,150.00
B	1BR/1BA	\$1,100.00
C	1BR/1BA	\$1,075.00
D	2BR/1BA	\$1,250.00
E	1BR/1BA	\$1,410.00
F	1BR/1BA	\$1,150.00
G	1BR/1BA	\$950.00

Property Name: 5547 S Grant St, Littleton

Summary:

Estimated Price	\$1,100,000		Proposed Financing:	
Down Payment	\$385,000	35.0%	FIRST LOAN:	
No. of Units:	7		Amount \$715,000	Initial Interest Rate: 5.50%
Cost/Unit	\$157,143		Amort: 30	Monthly Payment: \$4,060
Current GRM:	10.78		Details: 5-yr fixed/30-yr amortization	
Market GRM:	10.30		Proposed Financing:	
Current CAP:	5.90		SECOND LOAN:	
Market CAP:	6.32		Amount:	Initial Interest Rate:
Age:	1964		Amort: 30	Monthly Payment: \$0
Lot Size:	6,534		Details:	
Total Sqft:	4,094			
Cost per Sqft:	\$269			
Average Unit Size	585			

Annualized Operating Date

	CURRENT RENTS		MARKET RENTS	
Scheduled Gross:	\$102,000		\$106,800	
Vacancy:	2,894	3.0%	3,024	3.0%
Gross Income:	99,106		103,776	
Expenses:	34,252	33.6%	34,252	32.1%
Net Operating Income	64,853		69,524	
Loan:	48,716	dcr 1.33	48,716	dcr 1.43
Cash Flow:	16,137	4.2% *	20,807	5.4% *
Principal Reduction:	\$9,391		9,391	
Total Return:	25,528	6.6% *	30,199	7.8% *

**As a percent of down payment*

Annualized Expenses

Scheduled Income

			CURRENT RENT		MARKET RENTS		
	# Units	Bdrms/ Baths	Approx. Sq. Ft.	Monthly Rent/Unit	Monthly Income	Monthly Rent/Unit	Monthly Income
Taxes				6,340			
HOA				0			
Insurance	1	2x1	850	\$1,250	1,250	\$1,350	1,350
Gas & Electricity	1	1x1	650	\$1,150	1,150	\$1,175	1,175
Water & Sewer:	1	1x1	650	\$1,100	1,100	\$1,175	1,175
Janitorial	1	1x1	650	\$1,075	1,075	\$1,175	1,175
Garbage	1	1x1	650	\$1,410	1,410	\$1,175	1,175
Gardening & Snow Re	1	1x1	650	\$1,105	1,105	\$1,175	1,175
Advertising	1	1x1	650	\$950	950	\$1,175	1,175
Leasing Fees	-		0	\$0	-	\$0	-
Off Site Management	-		0	\$0	-	\$0	-
Pest Control				250			
Service Contracts				250			
Repairs & Replacemen				2,975			
Reserves				0			
Total Expenses				\$34,252			
Per Net Ft.				\$8.37			
Per Unit				\$4,893			
				Total Sched. Rent:	\$8,040		\$8,400
				Laundry:	\$80		\$100
				Other Income: Passthru Gas	\$380		\$400
				Monthly Scheduled Gross Income:	\$8,500		\$8,900
				Annual Scheduled Gross Income:	\$102,000		\$106,800
				Tenant Pays Utilities: Electric			Landlord Pays : Water + Sewer

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information.

The numbers and categories of expenses and income set forth herein are not all-inclusive or verified; other expenses may exist which are not listed herein, and some of the expenses are based on estimates because complete information was not available at the time this operating sheet was assembled. Buyer acknowledges that he is solely responsible for reviewing the actual books and records to be supplied by the seller to verify the actual income and expenses for the property. Square footage's and age are approximate. Buyer assumes all risks for inaccuracies.

Location Overview

5547 S Grant Street is positioned just off the S. Broadway/Littleton Blvd corridor in a highly walkable Littleton location that's surrounded by daily conveniences, strong neighborhood anchors, and a broad employment base. Within approximately 0.5 mile are three shopping centers—Arch Plaza (≈0.2 mi), Broadway Square (≈0.4 mi), and Littleton Square (≈0.5 mi)—providing convenient access to everyday retail, services, and dining options. The property is also an easy walk to Littleton High School (≈0.1 mi), reinforcing long-term neighborhood demand. Nearby Downtown Littleton's mix of locally owned shops, restaurants, and civic/cultural destinations- paired with the commercial activity along Broadway/Littleton Blvd - supports consistent daytime traffic and diverse job opportunities in the immediate area.

