

8TH PLACE COMMONS

7515 W 8TH PLACE, LAKEWOOD, CO 80214

INI THE NEWELL TEAM

PRICE REDUCED!

Confidential Offering Memorandum

PINNACLE
REAL ESTATE ADVISORS

8TH PLACE COMMONS

7515 W 8th Pl, Lakewood, CO 80214

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EXECUTIVE SUMMARY



Executive Summary

8th Place Commons

7515 W 8th Place, Lakewood, CO 80214

Units:	20
Year Built:	1960
List Price:	\$3,600,000 \$3,200,000
Price/Unit:	\$160,000
Price/SF:	\$207.05
Building Type:	Brick
Building Size:	15,455 SF
Lot Size:	0.88 Acres
Roof:	Pitched
Heating:	Individual Furnaces
Parking:	29 Off-Street Parking
Current CAP Rate:	7.62%
Cash on Cash Return:	8.75%
Total Return:	11.14%

Property Features

- All 2 Bed 1 Bath Units
- 7.62% Current CAP Rate!
- 3 Single Story Buildings with Front & Rear Entry Doors
- Individually Metered for Gas & Electric
- Ample Off-Street Parking
- Nearby Retail and Restaurants along Colfax & Wadsworth Corridor
- 1 Mile from Lakewood-Wadsworth Light Rail Station
- Long-Term On-Site Manager
- Priced Below Comparable Properties
- Located on a Quiet, Low-Traffic Street Bordering a Residential Neighborhood
- Can be Purchased with 1289 Yukon Street



Property Overview

8TH PLACE COMMONS



Property Overview

**8TH PLACE
COMMONS**



FINANCIAL ANALYSIS



Rent Roll

8TH PLACE COMMONS

Unit	Type	Rent	Utilities	Pet Rent	Parking	Storage
7515	2Bd/1Ba	\$1,375	\$125	\$30	\$35	-
7517	2Bd/1Ba	\$1,375	\$125	-	-	-
7519	2Bd/1Ba	\$1,420	\$125	-	-	-
7521	2Bd/1Ba	\$1,294	-	-	-	-
7523	2Bd/1Ba	\$1,294	-	-	-	-
7525	2Bd/1Ba	\$1,375	\$125	-	-	-
7535	2Bd/1Ba	\$1,295	-	-	-	\$20
7537	2Bd/1Ba	\$1,375	\$125	-	\$30	-
7539	2Bd/1Ba	\$1,090	\$125	-	-	\$20
7541	2Bd/1Ba	\$1,400	-	-	-	-
7543	2Bd/1Ba	\$1,100	\$125	-	-	\$10
7545	2Bd/1Ba	\$1,270	\$125	-	-	-
7547	2Bd/1Ba	\$1,290	-	-	-	-
7555	2Bd/1Ba	\$1,425	\$125	\$60	\$30	-
7557	2Bd/1Ba	\$1,295	-	-	-	-
7559	2Bd/1Ba	\$1,425	\$125	-	-	-
7561	2Bd/1Ba	\$1,085	\$125	-	\$25	\$20
7563	2Bd/1Ba	\$1,275	\$125	-	\$35	-
7565	2Bd/1Ba	\$1,090	\$125	-	\$25	\$10
7567	2Bd/1Ba	\$1,325	\$125	-	-	-
20		\$25,873	\$1,750	\$90	\$180	\$80

**Vacant Units Display Market Rents*

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	20	675	\$1,294	\$25,873	\$1.92	\$1,325	\$26,500	\$1.96
TOTAL	20	13,500		\$25,873			\$26,500	

INCOME		Current	Pro Forma
Gross Potential Rent		\$310,480	\$318,000
Other Income			
Utility Reimbursement	(Actual - Current Rent Roll Annualized)	\$21,000	\$21,000
Parking	(Actual - Current Rent Roll Annualized)	\$2,160	\$2,160
Storage	(Actual - Current Rent Roll Annualized)	\$960	\$960
Pet Fees	(Actual - Current Rent Roll Annualized)	\$1,080	\$1,080
Total Other Income		\$25,200	\$25,200
Gross Potential Income		\$335,680	\$343,200
Vacancy/Collection Loss	(Estimated)	5.00% (\$16,784)	5.00% (\$17,160)
EFFECTIVE GROSS INCOME		\$318,896	\$326,040

EXPENSES		Current	Pro Forma
Taxes	(Actual - 2025/ 2026)	\$21,794	\$22,546
Insurance	(Actual - 2025/ Estimated: \$1,000/Unit/Year)	\$7,687	\$20,000
Utilities	(Actual - 2025)	\$20,399	\$20,399
Maintenance & Repairs	(Actual - 2025/ Estimated: \$850/Unit/Year)	\$6,092	\$17,000
On-Site Manager	(Actual - 2025)	\$15,540	\$15,540
Management Fee	(Actual - 2025)	\$1,320	\$1,320
Legal & Professional	(Actual - 2025)	\$516	\$516
Advertising	(Actual - 2025)	\$1,836	\$1,836
TOTAL EXPENSES		\$75,184	\$99,157
Expenses per Unit		\$3,759	\$4,958
Expenses per SF		\$5.57	\$7.34
% OF EGI		23.6%	30.4%
NET OPERATING INCOME		\$243,712	\$226,883

Pricing Summary

8TH PLACE COMMONS

Investment Summary

Price:	\$3,200,000
Price/Unit:	\$160,000
Price/SF:	\$207.05
Current CAP Rate:	7.62%

Proposed Financing

Loan Amount:	65%	\$2,080,000
Down Payment:	35%	\$1,120,000
Interest:	5.75%	
Amortization:	30 Years	

Current

CASH FLOW INDICATORS

Net Operating Income		\$243,712
Debt Service		(\$145,660)
Net Cash Flow	8.75%	\$98,052
Principal Reduction		\$26,758
Total Return	11.14%	\$124,810

VALUE INDICATORS

CAP Rate	7.62%
Price Per Unit	\$160,000
Price Per Foot	\$207.05

Pro Forma

CASH FLOW INDICATORS

Net Operating Income		\$226,883
Debt Service		(\$145,660)
Net Cash Flow	7.25%	\$81,223
Principal Reduction		\$26,758
Total Return	9.64%	\$107,981

VALUE INDICATORS

CAP Rate	7.09%
Price Per Unit	\$160,000
Price Per Foot	\$207.05



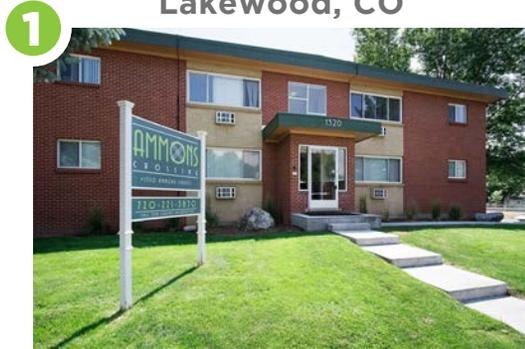
SALES COMPARABLES



Sales Comparables

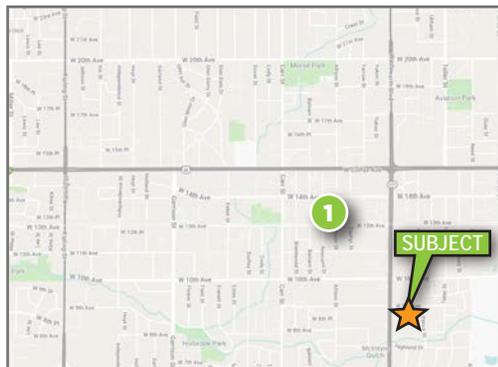
8TH PLACE COMMONS

**1320 Ammons Street
Lakewood, CO**



Number of Units:	14
Year Built:	1961
Sale Price:	\$2,750,000
Sale Date:	1/6/2025
Price/Unit:	\$196,429
Price/SF:	\$219.93

Unit Mix:	
5	1Bd/1Ba
9	2Bd/1Ba

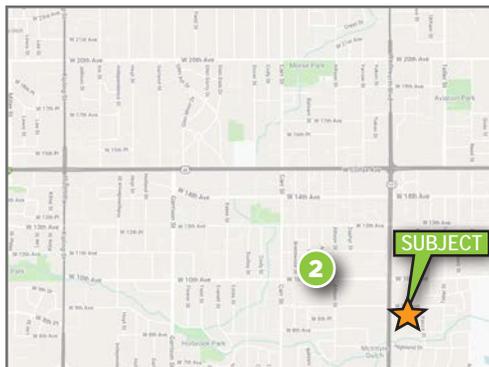


**1025 Ammons Street
Lakewood, CO**



Number of Units:	18
Year Built:	1959
Sale Price:	\$3,625,000
Sale Date:	4/15/2025
Price/Unit:	\$201,389
Price/SF:	\$297.16

Unit Mix:	
4	1Bd/1Ba
13	2Bd/1Ba
1	2Bd/2Ba

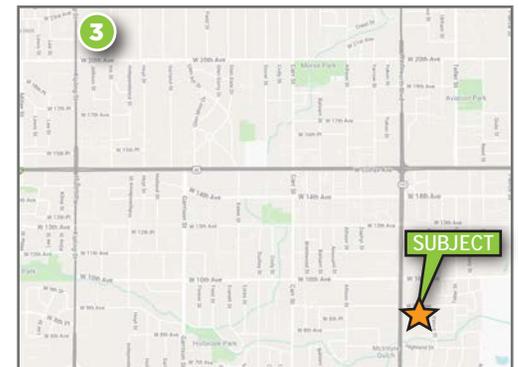


**9885 W 21st Ave
Lakewood, CO**



Number of Units:	16
Year Built:	1961
Sale Price:	\$3,150,000
Sale Date:	4/29/2025
Price/Unit:	\$198,875
Price/SF:	\$220.82

Unit Mix:	
16	2Bd/1Ba



LOCATION OVERVIEW



Location Overview

8TH PLACE COMMONS



POPULATION

1 mile	14,204
3 mile	146,920
5 mile	397,103



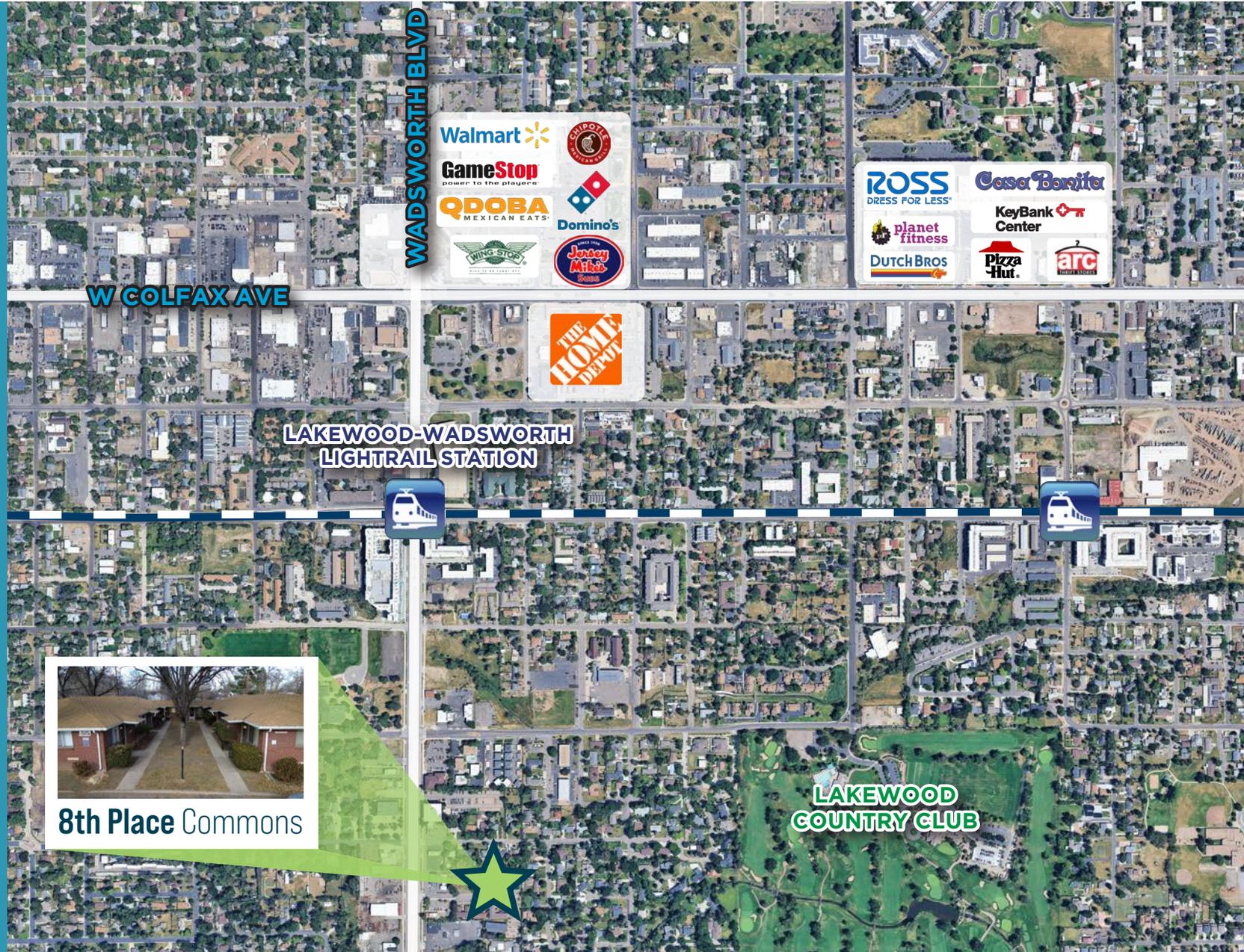
HOUSEHOLDS

1 mile	6,330
3 mile	61,698
5 mile	173,979



AVERAGE HH INCOME

1 mile	\$80,988
3 mile	\$91,688
5 mile	\$104,363



8th Place Commons

Location Overview

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The RTD W Line, also known as the West Rail Line, is a 12.1-mile light rail route connecting Denver’s Union Station to the Jefferson County Government Center in Golden. Opened in April 2013 as the first project under RTD’s FasTracks expansion plan, it serves communities along the west corridor, including key stops in Denver, Lakewood, and Golden.

The line features 15 stations, with six offering park-and-ride facilities, providing nearly 5,000 parking spaces for commuters. Trains operate every 7.5 minutes during peak hours between Union Station and the Federal Center, and every 15 minutes during off-peak times and along the full route to Golden. In 2024, the line recorded an annual ridership of over 3.2 million, reflecting its role as a vital transit link for commuters, students, and visitors traveling between downtown Denver and the western suburbs.

Location Overview



CITY OF LAKEWOOD



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.



156,868

Population

\$548,200

Median Home Value

\$85,789

Median HH Income

75,000+

Jobs

This confidential Offering Memorandum, has been prepared by Pinnacle Real Estate Advisors, LLC (“Pinnacle REA”) 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. Pinnacle REA recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property located at 7515 W 8th Place in Lakewood, Colorado (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 Pinnacle REA or its brokers.

Pinnacle REA 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. Pinnacle REA 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 Pinnacle REA and the Owner of the Property. Pinnacle Real Estate Advisors make no representation or warranty as to either the accuracy or completeness of the information contained herein, and 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, Pinnacle REA and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, Pinnacle REA 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. Pinnacle REA 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 the 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 or duplicate it, 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 Pinnacle REA. 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 Pinnacle REA at your earliest convenience.

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