

OFFERING MEMORANDUM

ATTRACTIVE ASSUMABLE DEBT AT 3.53%
10%+ ANNUAL RETURN



FONTAINE APARTMENTS

9151 Fontaine St. | Federal Heights, CO 80260

Price: \$2,550,000 | **Units:** 15

INVESTMENT ADVISORS



Scott Fetter

Principal

720-470-3646

Scott@NorthPeakCRE.com



Joe Hornstein

Principal

720-939-2943

Joe@NorthPeakCRE.com



NORTHPEAK[®]
COMMERCIAL ADVISORS

NorthPeak Commercial Advisors
1720 S Bellaire St. Suite 701
Denver, CO 80222
720-738-1949 • NorthPeakCRE.com





PROPERTY SUMMARY



NORTHPEAK[®]
COMMERCIAL ADVISORS

EXECUTIVE SUMMARY

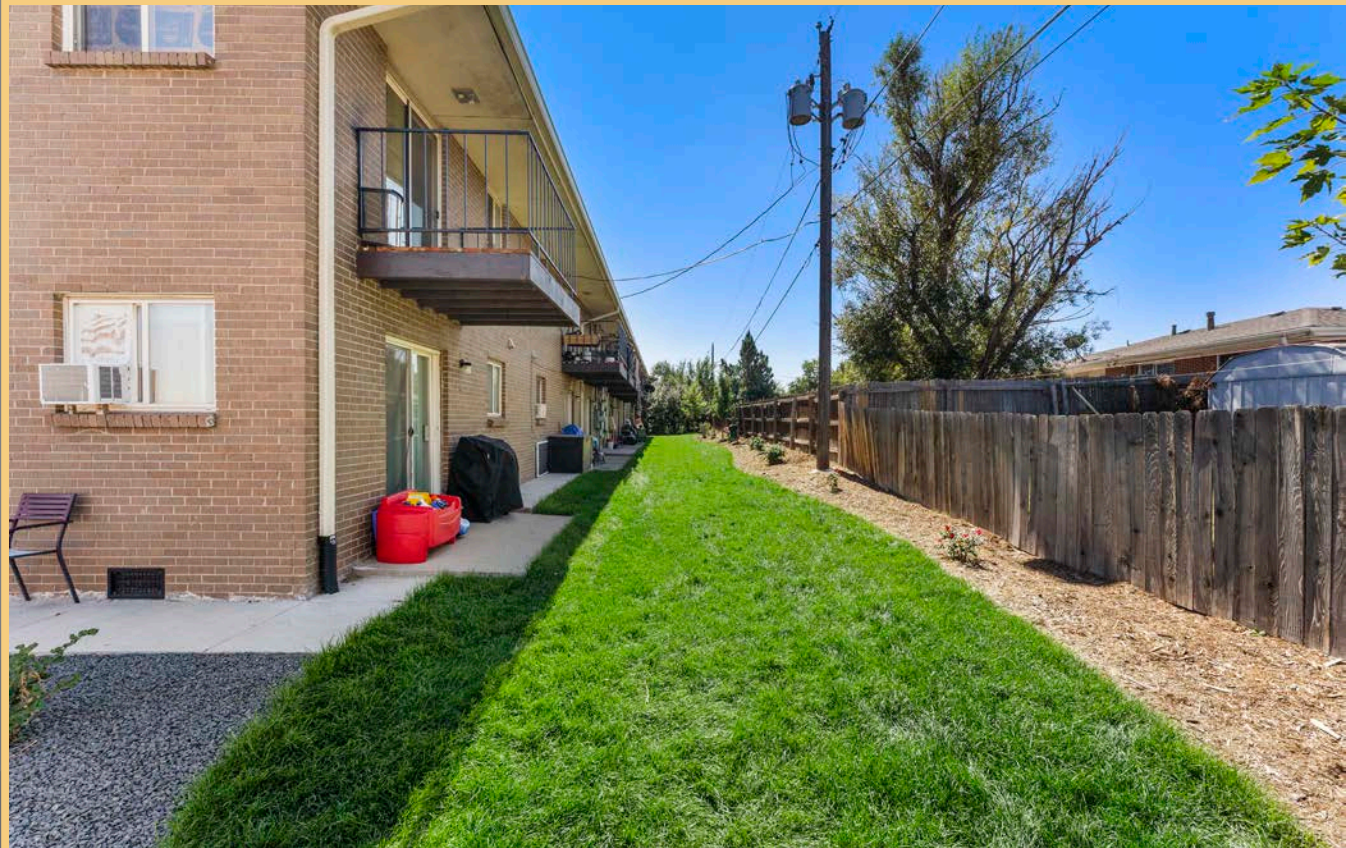
PROPERTY DETAILS

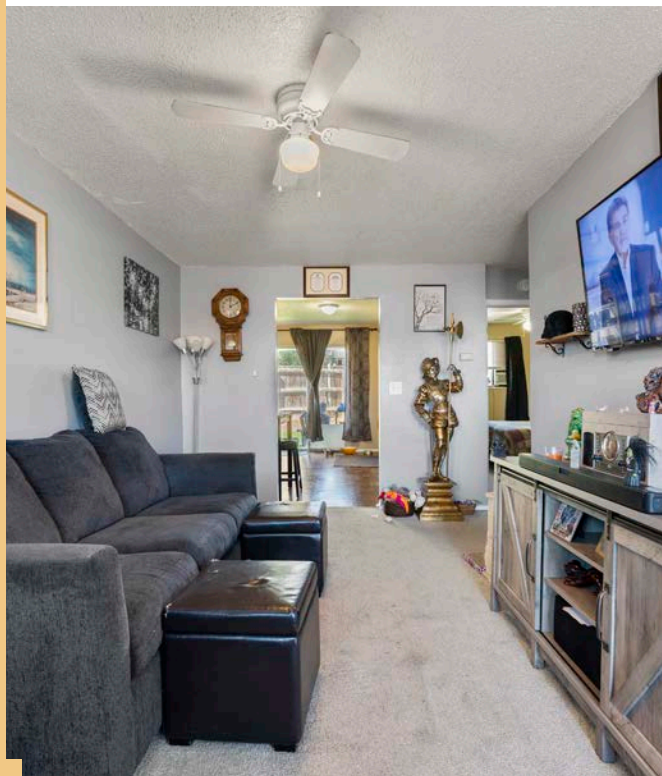
Address	9151 Fontaine St. Federal Heights, CO 80260
Price	\$2,550,000
# of Units	15
Building Size	8,865 SF
Lot Size	18,367 SF
Year Built	1971
Roof	Pitched
Building Type	Brick
Heat	Boiler
Zoning	R3
Off-Street Parking	20+ Spaces

PROPERTY HIGHLIGHTS

- Many recent capital improvements
- Passive solar energy system already in place
- Attractive 3.53% assumable debt (still in Interest Only period)
- New Seller owned laundry equipment
- New landscaping and exterior common areas

9151 Fontaine St. represents a great opportunity for multifamily investors to add a stabilized, cash flowing asset to their portfolio. The property offers a mix of both one bedroom and two bedroom units located in the Federal Heights submarket. The Seller has renovated many of the units while also improving the parking lot, balconies, the laundry room and made the exterior a welcoming space for tenants and their guests. In addition to the many capital improvements the current owner has made during his course of ownership, the property can be purchased with an attractive assumable loan at only 3.53% for another two years. Contact listing team for more details.



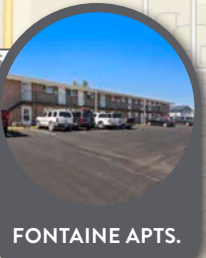
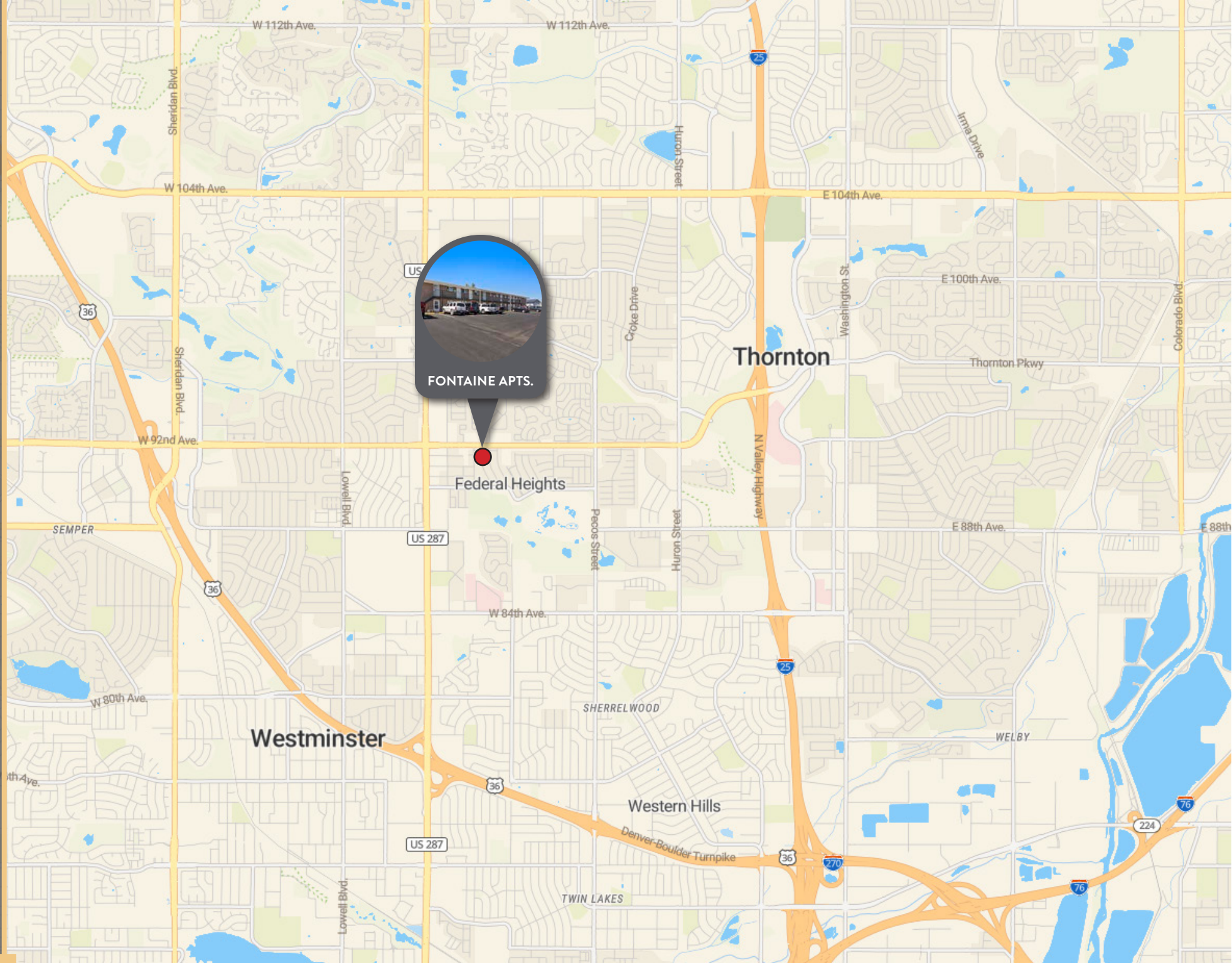




LOCATION OVERVIEW



NORTHPEAK[®]
COMMERCIAL ADVISORS



FONTAINE APTS.



UNIT MIX & INVESTMENT ANALYSIS

UNIT TYPE	NO. OF UNITS	APPROX. SF	CURRENT RENT	MONTHLY INCOME	PRO FORMA RENT	PRO FORMA MONTHLY INCOME
1Br/1Ba	7	495	\$1,153	\$8,070	\$1,187	\$8,312
2Br/1Ba	8	675	\$1,343	\$10,745	\$1,375	\$11,000
TOTALS	15			\$18,815		\$19,312

INCOME	CURRENT	PRO FORMA
Gross Scheduled Income (GSI)	\$225,780	\$231,745
Vacancy (5%)	(\$11,289)	(\$11,587)
RUBS	\$9,600	\$9,600
Late Fees	\$1,990	\$1,990
Laundry	\$4,131	\$4,131
Misc	\$720	\$720
GROSS RENTAL INCOME	\$230,932	\$236,599

EXPENSES	CURRENT	PRO FORMA
Property Taxes	\$16,540	\$16,540
Property Insurance	\$6,981	\$6,981
Electricity & Gas	\$8,510	\$8,510
Water & Sewer	\$10,422	\$10,422
Trash	\$9,457	\$9,457
Management	\$13,856	\$14,196
Repairs & Maintenance	\$12,750	\$12,750
Professional Fees	\$1,272	\$1,272
Pest Control	\$1,200	\$1,200
Accounting Fees	\$3,505	\$3,505
Landscaping	\$1,981	\$1,981
TOTAL EXPENSES	\$86,472	\$86,812
TOTAL EXPENSES / UNIT	\$5,765	\$5,787
NET OPERATING INCOME	\$144,460	\$149,787

FINANCIAL ANALYSIS	CURRENT	PRO FORMA
Net Operating Income	\$144,460	\$149,787
Projected Debt Service	(\$102,061)	(\$102,061)
Before Tax Cash Flow	\$42,398	\$47,725
Cash-on-Cash Return	6.78%	7.64%
Principal Reduction	\$24,000.00	\$24,000.00
Total Return	10.62%	11.48%
CAP RATE	5.67%	5.87%

INVESTMENT SUMMARY		FINANCING	
List Price	\$2,550,000	Loan Amount	\$1,850,000
Price/Unit	\$170,000	Down Payment	\$625,000 (25%)
Price/SF	\$287.65	Interest Rate	3.53%
		Amortization	30 Years

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 9151 Fontaine St., Federal Heights, CO 80260 (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.



INVESTMENT ADVISORS:

SCOTT FETTER

Principal

720-470-3646

Scott@NorthPeakCRE.com

JOE HORNSTEIN

Principal

720-939-2943

Joe@NorthPeakCRE.com



NORTHPEAK[®]
COMMERCIAL ADVISORS

1720 S Bellaire St. Suite 701 | Denver, CO 80222

720-738-1949 | www.NorthPeakCRE.com