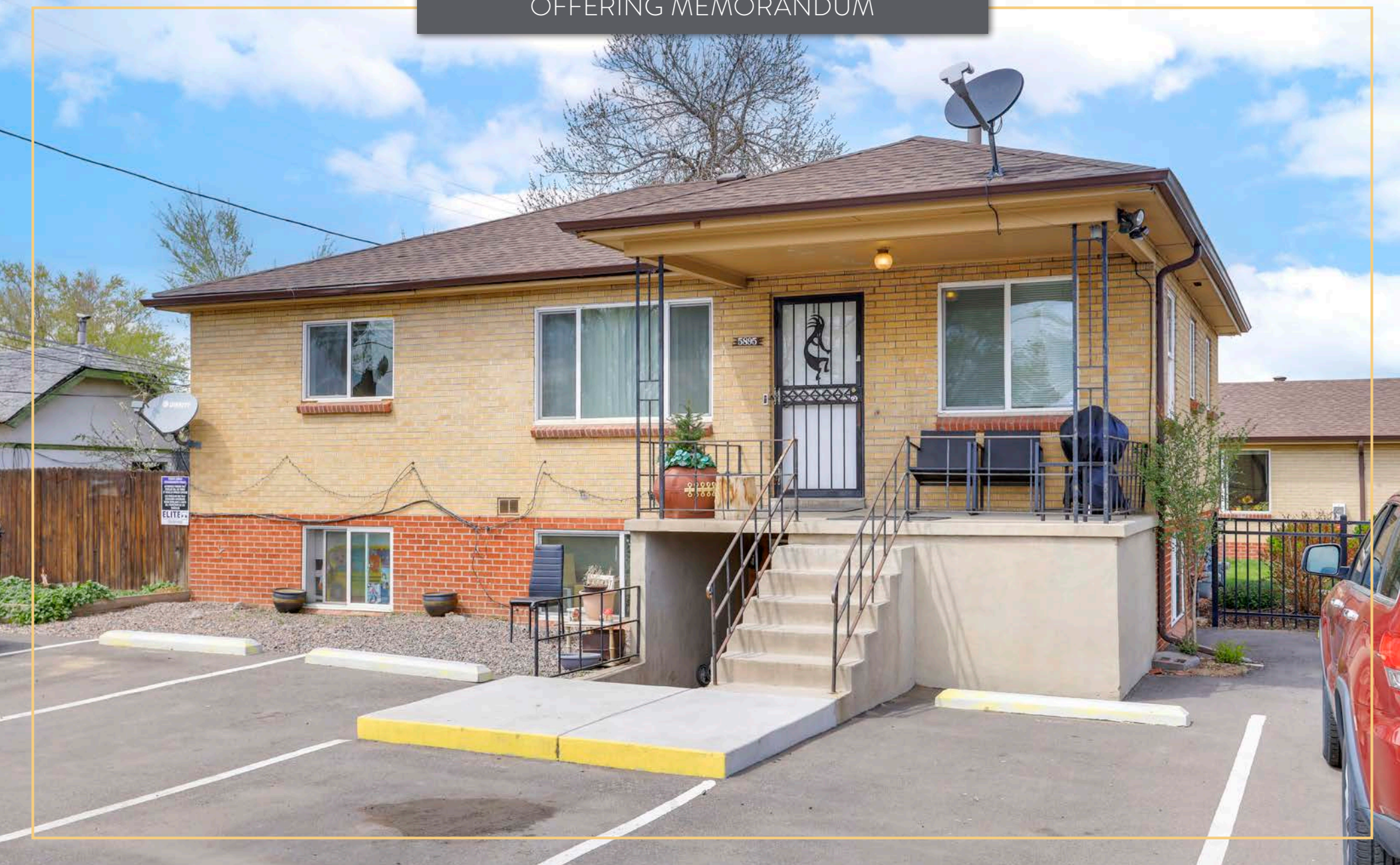


# OFFERING MEMORANDUM





# INVESTMENT ADVISORS



**Scott Fetter**

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**Principal**

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# PROPERTY SUMMARY



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# EXECUTIVE SUMMARY

## PROPERTY DETAILS

Address	5881-5895 W 11th Ave. Lakewood, CO 80214
Price	\$1,175,000
# of Units	7
Building Size	5,692 SF
Lot Size	13,765 SF
Year Built	1960
Roof	Pitched Shingle
Building Type	Brick
Heat	Boiler
Zoning	R-4
Off-Street Parking	11 Spaces

## PROPERTY HIGHLIGHTS

- New parking lot
- New sidewalks
- New landscaping including privacy fences
- Unit mix of 1bd/2bd/3bd units

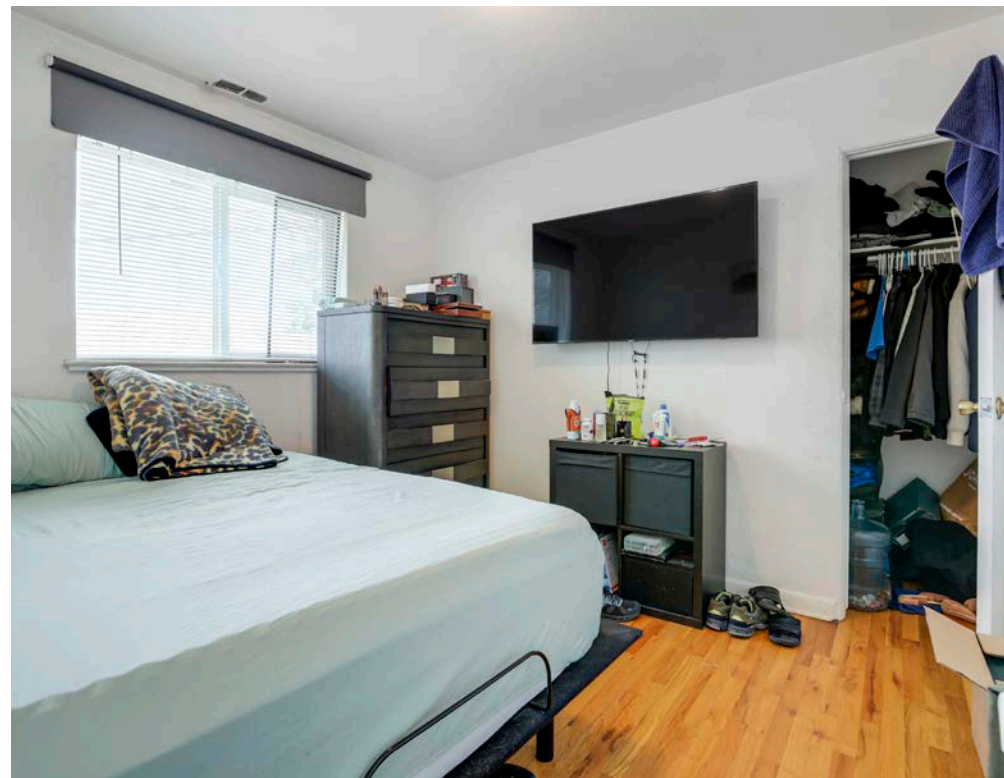
NorthPeak Commercial Advisors is pleased to present **5881-5895 W 11th Avenue** for sale. This seven unit multifamily asset lies in the heart of Lakewood, Colorado and offers a diverse unit mix of one bedroom, two bedroom and three bedroom units.

This multifamily asset sits in a quiet, residential location that is also clearly in the path of progress. To the east are several newer developments, most notably the 28,000 SF Dry Gulch Condominiums, built in 2022.

The property offers tenants private outdoor spaces, ample parking and a well maintained, 1/3 acre lot zoned R-4 for future development considerations. At \$1,175,000, this property is aggressively priced at just over \$167,000/unit and just over \$200/sf. Private showings can be arranged through the listing team.









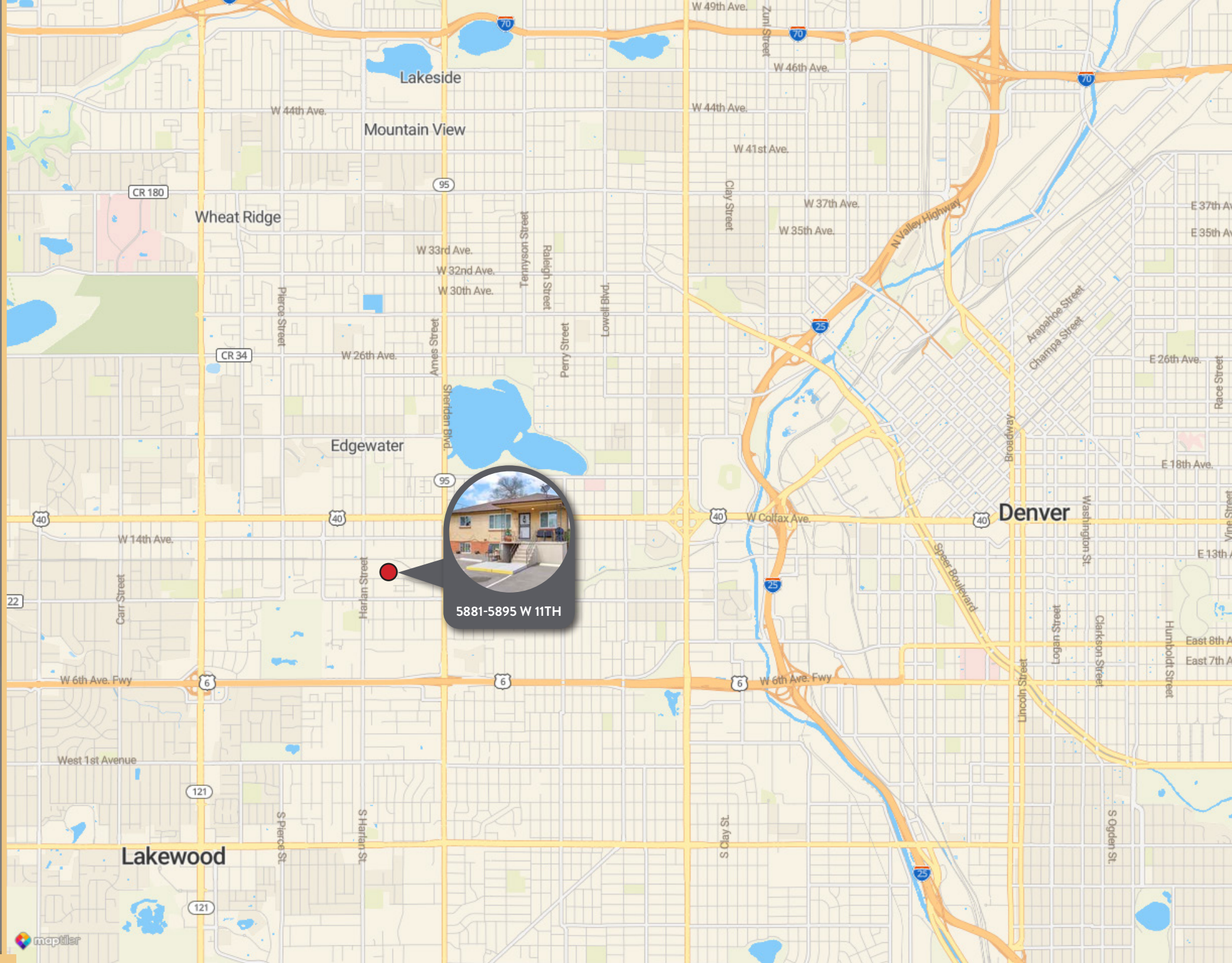


# LOCATION OVERVIEW



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5881-5895 W 11TH



## LAKEWOOD

Encompassing approximately 44 square miles in Jefferson County, Lakewood sits between the Rocky Mountains and the heart of Denver. As the 5th largest city in Colorado by population, Lakewood is a key component of the 7 county Denver-Aurora-Lakewood Metropolitan Statistical Area. Surrounded by several major universities and research facilities, including the world renowned Colorado School of Mines, Lakewood has one of the most highly educated workforces in the country with 36% of residents holding a bachelor's degree or higher. The city has dedicated more than 7,100 acres to parks and open space, with approximately 200 miles of hiking and biking trails.

Lakewood has also become a hotbed for employment in the aerospace, financial services, technology firms and government sectors with corporations such as 1stBank, The Integer Group, and HomeAdvisor holding large employment centers in Lakewood. Government is Lakewood's most dense employment sector, largely due to the presence of the Denver Federal Center. Home to employees from 26 different Federal agencies, Lakewood boasts the largest concentration of federal agencies outside of Washington D.C. The city also hosts employment concentrations in the mining/oil and gas/energy related, medical device manufacturing, and renewable energy sectors. Recently, Denver's RTD program has made a concerted effort to bring light rail to Denver's west suburbs.

Lakewood has become the beneficiary of the RTD W Line which opened in 2013, giving significant boost to local business and commuters living in the city.





# INVESTMENT ANALYSIS



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# UNIT MIX & INVESTMENT ANALYSIS

UNIT TYPE	NO. OF UNITS	APPROX. SF	CURRENT RENT	MONTHLY INCOME	PRO FORMA RENT	PRO FORMA MONTHLY INCOME
1Bd/1Ba	1	TBD	\$1,030	\$1,030	\$1,095	\$1,095
2Bd/1Ba	5	TBD	\$1,280	\$6,400	\$1,350	\$6,750
3Bd/1Ba	1	TBD	\$1,545	\$1,545	\$1,675	\$1,675
<b>TOTALS</b>	<b>7</b>	<b>TBD</b>		<b>\$8,975</b>		<b>\$9,520</b>

INCOME	CURRENT	PRO FORMA
Gross Scheduled Income (GSI)	\$107,700	\$114,240
Vacancy (5%)	(\$5,385)	(\$5,712)
RUBS	\$2,205	\$2,205
Late Fees	\$620	\$620
Pet Fees	\$225	\$225
<b>GROSS RENTAL INCOME</b>	<b>\$105,365</b>	<b>\$111,578</b>
EXPENSES	CURRENT	PRO FORMA
Property Taxes (1)	\$7,762	\$7,762
Insurance (2)	\$6,376	\$6,376
Management (3)	\$7,376	\$7,810
Landscaping/Snow Removal (4)	\$4,200	\$4,200
Gas/Electricity (5)	\$2,790	\$2,790
Water/Sewer (6)	\$7,351	\$7,351
Trash (7)	\$3,189	\$3,189
Repairs & Maintenance (8)	\$5,950	\$5,950
<b>TOTAL EXPENSES</b>	<b>\$44,994</b>	<b>\$45,428</b>
<b>TOTAL EXPENSES / UNIT</b>	<b>\$6,428</b>	<b>\$6,490</b>
<b>NET OPERATING INCOME</b>	<b>\$60,371</b>	<b>\$66,150</b>

FINANCIAL ANALYSIS	CURRENT	PRO FORMA
Net Operating Income	\$60,371	\$66,150
Projected Debt Service	(\$57,929)	(\$57,929)
Before Tax Cash Flow	\$2,442	\$8,221
Cash-on-Cash Return	0.59%	2.00%
Principal Reduction	\$8,537	\$8,537
Total Return	2.67%	4.07%
<b>CAP RATE</b>	<b>5.14%</b>	<b>5.63%</b>

INVESTMENT SUMMARY		FINANCING	
List Price	\$1,175,000	Loan Amount	\$731,250
Price/Unit	\$167,857	Down Payment	\$411,250 (35%)
Price/SF	\$206.43	Interest Rate	6.50%
		Amortization	30 Years

1. Property tax based on 2025 Actual
2. Per Current Insurance Policy
3. Current: Seller's T12. Proforma: 7% EGI
4. Current: Seller's T12. Proforma: \$400/unit/yr
5. Seller's T12
6. Seller's T12
7. Seller's T12
8. Assumes \$850/Unit/Yr





COMPARABLE  
SALES



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**SUBJECT PROPERTY**

5881-5895 W 11th Ave., Lakewood, CO

Sale Date	JUST LISTED
List Price	\$1,175,000
# Units	7
Price/Unit	\$167,857
Price/SF	\$206

1107 Carr St  
Lakewood, CO 80214

#1

Sale Date	4/7/25
Sale Price	\$2,670,000
# Units	17
Price/Unit	\$157,059
Price/SF	\$189

1320 Ammons St  
Lakewood, CO 80214

#2

Sale Date	1/6/25
Sale Price	\$2,750,000
# Units	14
Price/Unit	\$196,429
Price/SF	\$278

1301 Ammons St  
Lakewood, CO 80214

#3

Sale Date	7/24/24
Sale Price	\$1,350,000
# Units	8
Price/Unit	\$168,750
Price/SF	\$245

1283 Lamar St  
Lakewood, CO 80214

#4

Sale Date	7/1/24
Sale Price	\$2,150,000
# Units	14
Price/Unit	\$153,571
Price/SF	\$257

8300 W 14th Ave  
Lakewood, CO 80214

#5

Sale Date	4/23/24
Sale Price	\$1,140,000
# Units	6
Price/Unit	\$190,000
Price/SF	\$209

1605 Fenton St  
Lakewood, CO 80214

#6

Sale Date	3/18/24
Sale Price	\$1,600,000
# Units	10
Price/Unit	\$160,000
Price/SF	\$186

8220 W 16th Pl  
Lakewood, CO 80214

#7

Sale Date	7/28/23
Sale Price	\$3,650,000
# Units	18
Price/Unit	\$202,778
Price/SF	\$222



# 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 5881-5895 W 115th Ave., Lakewood, 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.





5881-5895 W 11TH AVE. | LAKEWOOD, CO

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