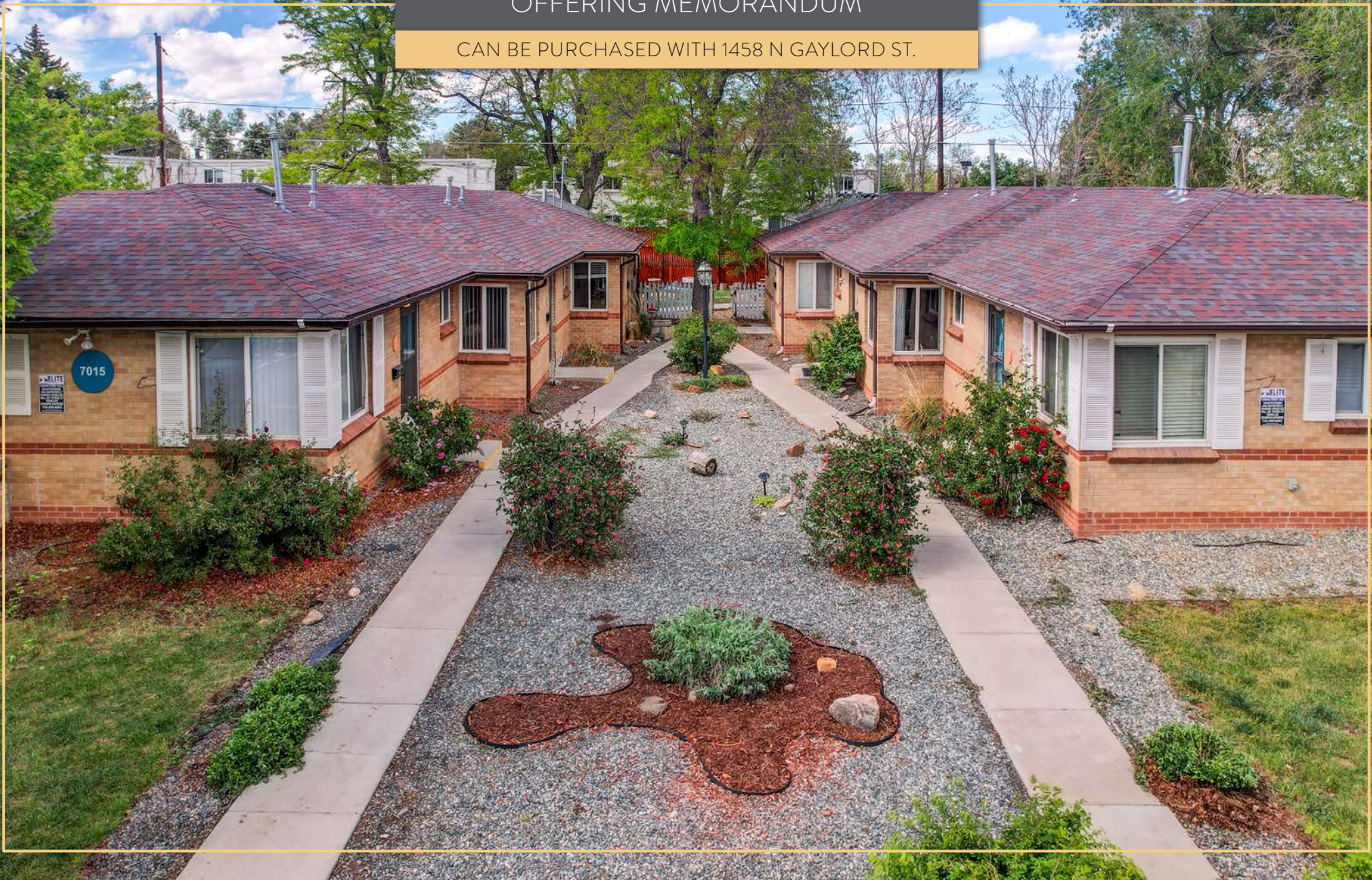


OFFERING MEMORANDUM

CAN BE PURCHASED WITH 1458 N GAYLORD ST.



INVESTMENT ADVISORS



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PROPERTY SUMMARY



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EXECUTIVE SUMMARY

PROPERTY DETAILS

Address	7005-7035 W 16th Pl. Lakewood, CO 80215
Price	\$2,225,000
# of Units	12
Building Size	7,392 SF
Lot Size	26,610 SF
Year Built/Renov.	1952/2021
Roof	Pitched
Building Type	Brick
Heat	Furnaces
Off-Street Parking	21 Spaces

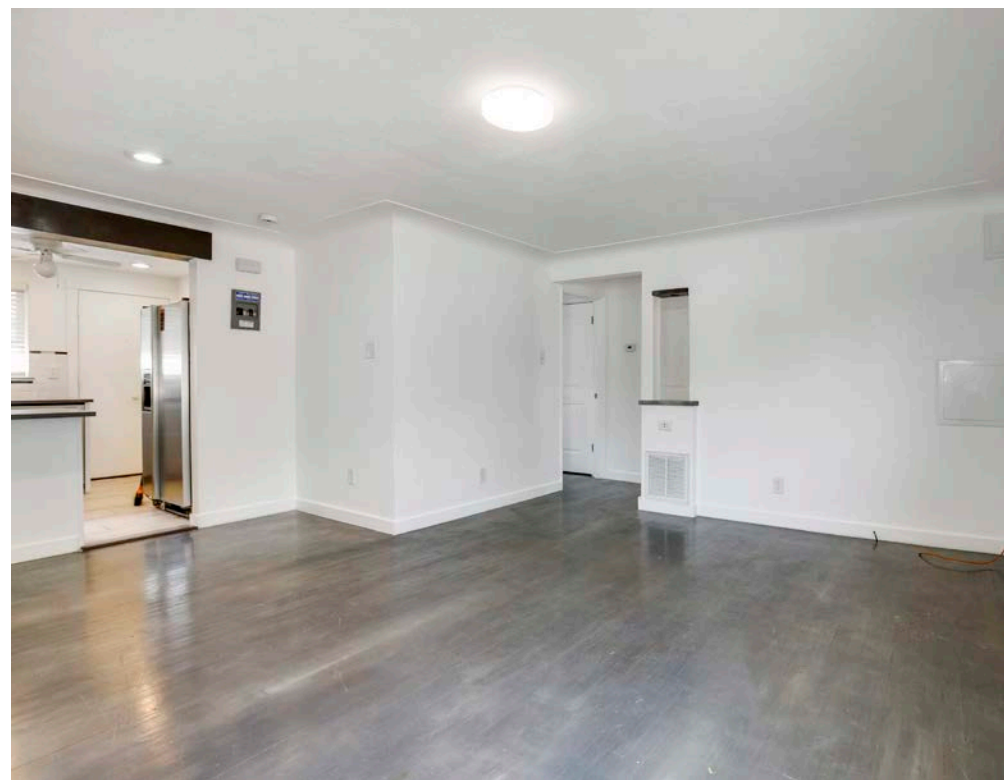
PROPERTY HIGHLIGHTS

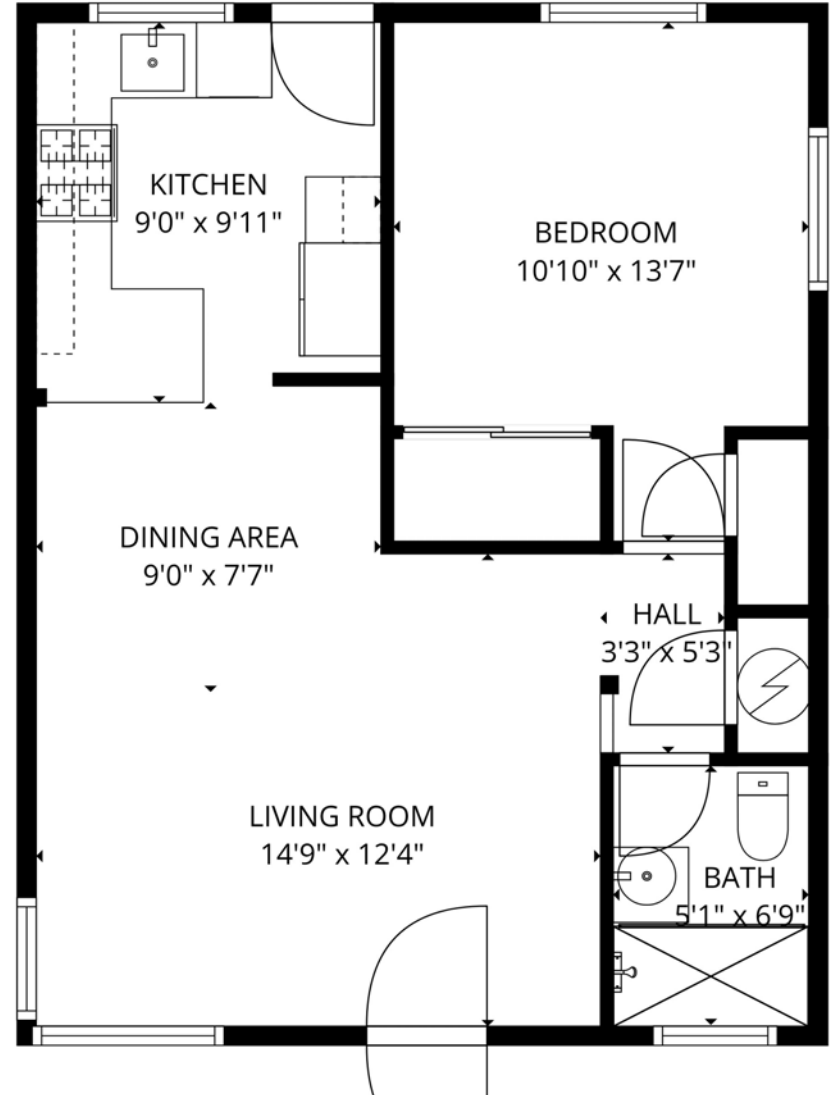
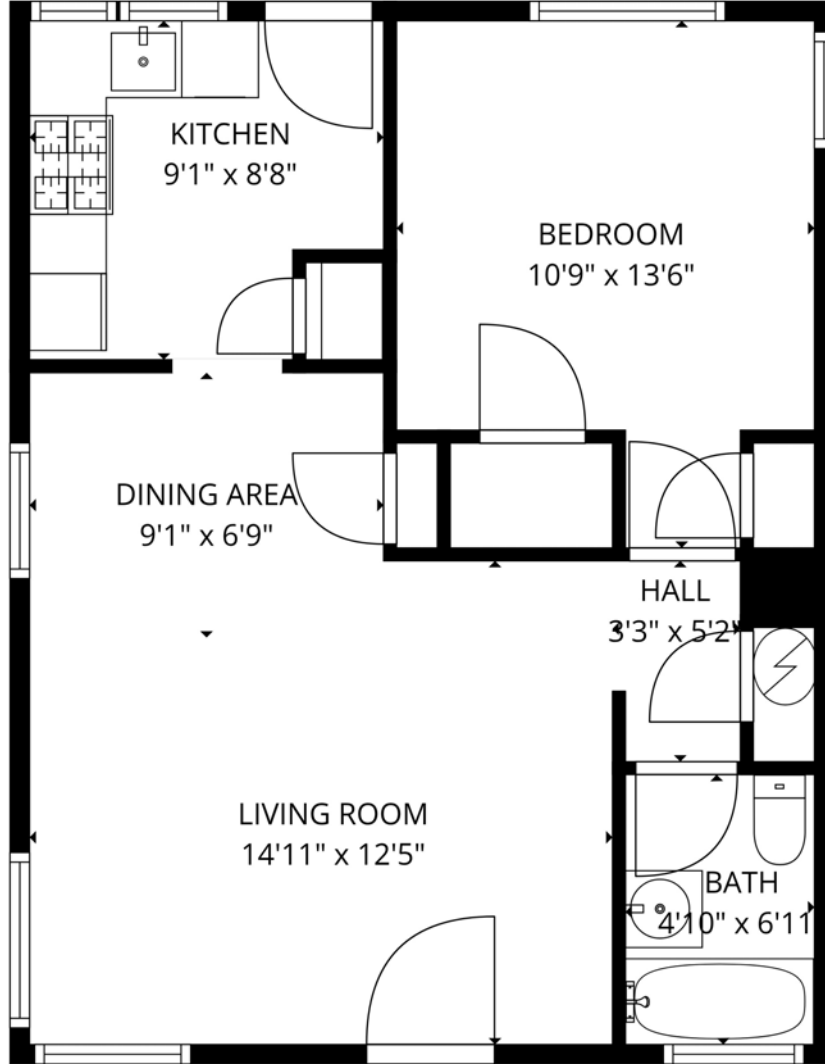
- Desirable growth location near Sloan's Lake
- High end condo quality finishes with modern fixtures, flooring, and countertops
- Attractive side-by-side layout with front & back doors
- Recent improvements include new roof, windows, landscaping, updated electrical, re-striped parking lot
- Dedicated parking with guest parking spaces

The Flats at 16th are 12 premium condos with high end finishes. The units are all 1Bd/1Ba with attractive side by side layouts, front & back doors, and nearly 2:1 off street parking. In addition to the renovated interiors, there have been many recent improvements including new roof, windows, landscaping, updated electrical, and re-striped parking lot. This location has been experiencing rapid growth with new development moving west from Sloan's Lake as well as the walkable Wadsworth Light Rail Station.

For the right investor, this is a great opportunity to buy a clean deal in a rapidly growing neighborhood.





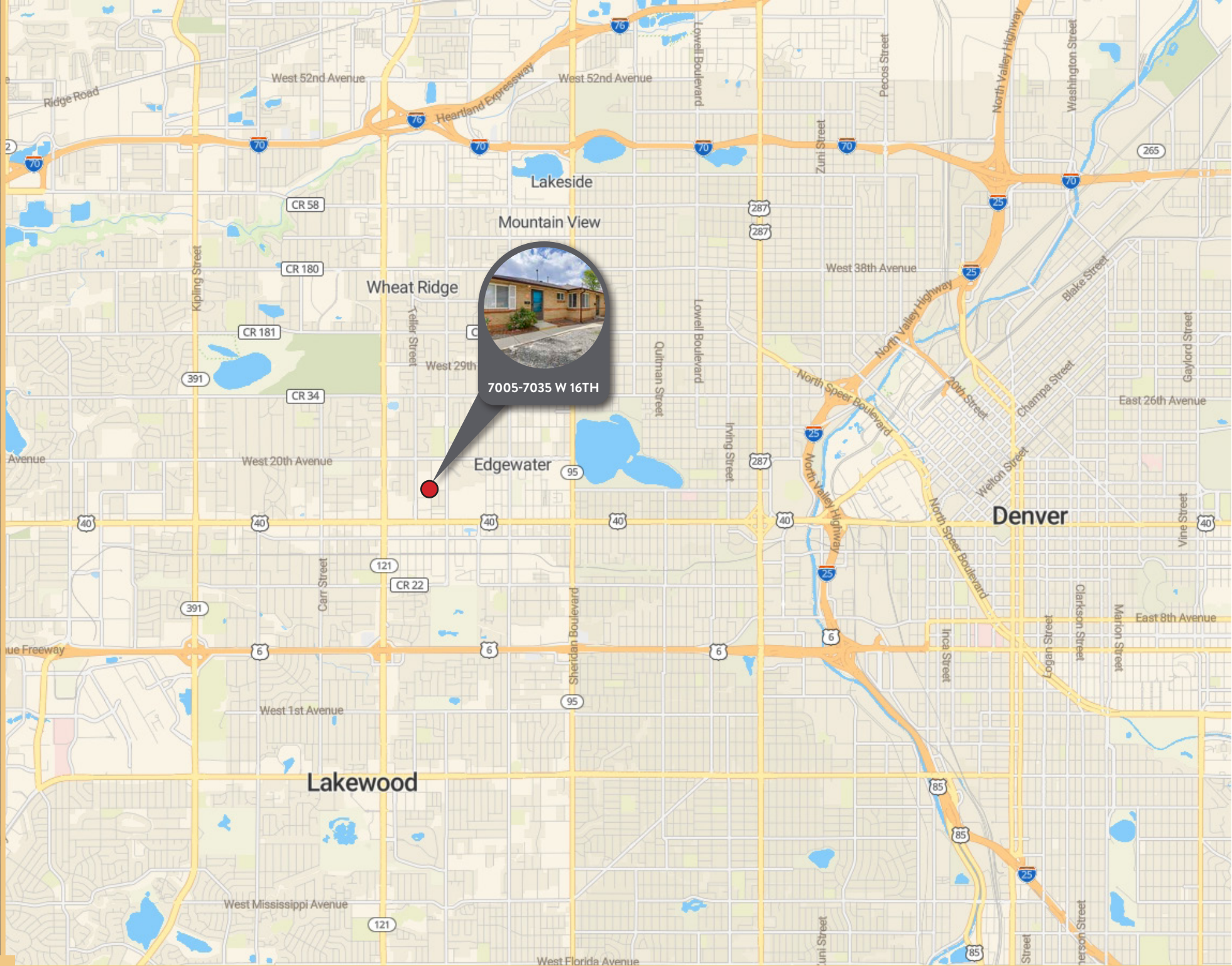




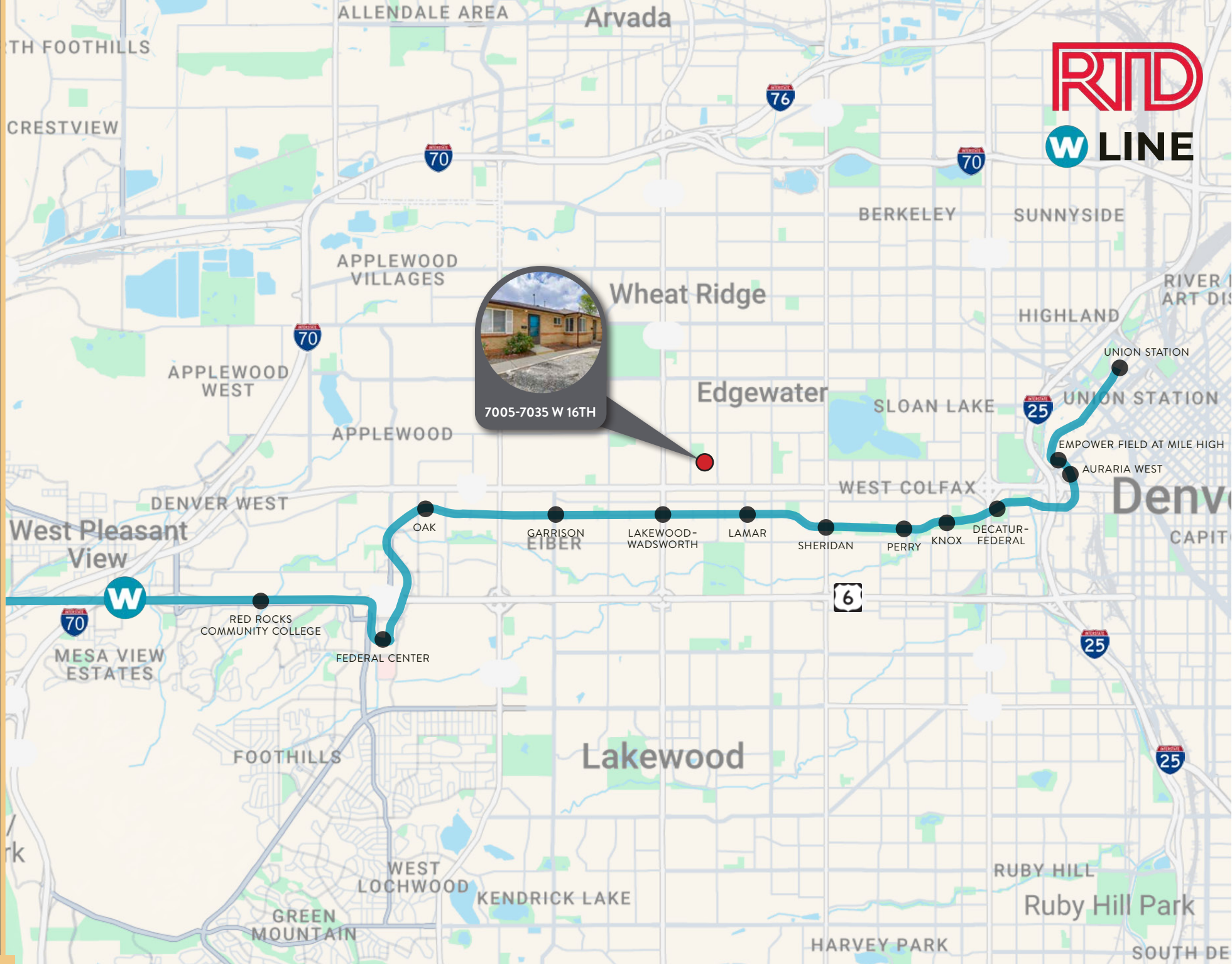
LOCATION OVERVIEW



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7005-7035 W 16TH



7005-7035 W 16TH

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	12	616	\$1,398	\$16,776	\$1,475	\$17,700
TOTALS	12	7,392		\$16,776		\$17,700

INCOME	CURRENT	PRO FORMA
Gross Scheduled Income (GSI)	\$201,312	\$212,400
Vacancy (5%)	(\$10,066)	(\$10,620)
Utility Billback (T12)	\$5,753	\$5,753
Laundry (T12)	\$184	\$184
Termination Fee (T12)	\$2,395	\$2,395
Other Income (T12)	\$1,993	\$1,993
GROSS RENTAL INCOME	\$201,571	\$212,105
EXPENSES	CURRENT	PRO FORMA
Property Tax (2026)	\$16,993	\$16,993
Insurance (Est. \$800/Unit)	\$9,600	\$9,600
Gas/Electric/Vacant Utilities (T12)	\$1,582	\$1,582
Water/Sewer (T12)	\$5,942	\$5,942
Trash (T12)	\$3,369	\$3,369
Management (7%)	\$14,110	\$14,847
Repairs/Maint. (Est. \$1,000/Unit)	\$12,000	\$12,000
Snow Removal (T12)	\$3,013	\$3,013
Admin/Misc. (Est. \$100/Month)	\$1,200	\$1,200
TOTAL EXPENSES	\$67,809	\$68,546
TOTAL EXPENSES / UNIT	\$5,651	\$5,712
NET OPERATING INCOME	\$133,763	\$143,559

FINANCIAL ANALYSIS	CURRENT	PRO FORMA
Net Operating Income	\$133,763	\$143,559
Projected Debt Service	(\$104,052)	(\$104,052)
Before Tax Cash Flow	\$29,711	\$39,507
Cash-on-Cash Return	3.8%	5.1%
Principal Reduction	\$17,760	\$17,760
Total Return	\$47,471	\$57,267
CAP RATE	6.0%	6.5%

INVESTMENT SUMMARY	
List Price	\$2,225,000
Price/Unit	\$185,417
Price/SF	\$301

FINANCING	
Loan Amount (65%)	\$1,446,250
Down Payment (35%)	\$778,750
Interest Rate	6.00%
Amortization	30 Years



COMPARABLE SALES



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SUBJECT PROPERTY
7005-7035 W 16th, Lakewood, CO

Sale Date	JUST LISTED
Year Built/Renov.	1952/2021
Price/Unit	\$185,417
Price/SF	\$301
Cap Rate	6.0%
Unit Mix	12 - 1 Bd / 1 Ba



10345-10365 W 41st Ave
Wheat Ridge, CO 80033 **#1**

Sale Date	4/6/26
# Units	7
Price/Unit	\$208,571
Price/SF	\$367
Cap Rate	6.31%
Unit Mix	7 - 1 Bd / 1 Ba



6160 W 17th Ave
Lakewood, CO 80214 **#2**

Sale Date	11/24/25
# Units	5
Price/Unit	\$245,000
Price/SF	\$285
Cap Rate	8.49%
Unit Mix	5 - 2 Bd / 1 Ba



7710 W 35th Ave
Wheat Ridge, CO **#3**
NORTHPEAK BROKERED

Sale Date	11/12/25
# Units	10
Price/Unit	\$200,000
Price/SF	\$259
Cap Rate	6.19%
Unit Mix	6 - 1 Bd / 1 Ba 4 - 2 Bd / 1 Ba



206 S Pierce St
Lakewood, CO 80226 **#4**

Sale Date	9/16/25
# Units	7
Price/Unit	\$222,143
Price/SF	\$269
Cap Rate	5.72%
Unit Mix	7 - 2 Bd / 1 Ba



4560 Everett St
Wheat Ridge, CO 80033 **#5**

Sale Date	6/16/25
# Units	7
Price/Unit	\$242,857
Price/SF	\$291
Cap Rate	5.93%
Unit Mix	1 - 1 Bd / 1 Ba 6 - 2 Bd / 1 Ba



6499 W 38th Ave
Wheat Ridge, CO 80033 **#6**

Sale Date	5/14/25
# Units	14
Price/Unit	\$203,571
Price/SF	\$192
Cap Rate	6.22%
Unit Mix	6 - 1 Bd / 1 Ba 8 - 2 Bd / 1 Ba



1320 Ammons St
Lakewood, CO **#7**
NORTHPEAK BROKERED

Sale Date	1/6/25
Year Built	1961
Price/Unit	\$196,429
Price/SF	\$220
Cap Rate	6.20%
Unit Mix	5 - 1 Bd / 1 Ba 9 - 2 Bd / 1 Ba

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 7005-7035 W 16th Pl., Lakewood, CO 80215 (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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