

OFFERING MEMORANDUM

DOWNTOWN GOLDEN 4-PLEX

10th St

NO TRUCKS
OVER
10,000 LBS
EMPTY WT
COLORADO
RAILROAD
MUSEUM

INVESTMENT ADVISORS



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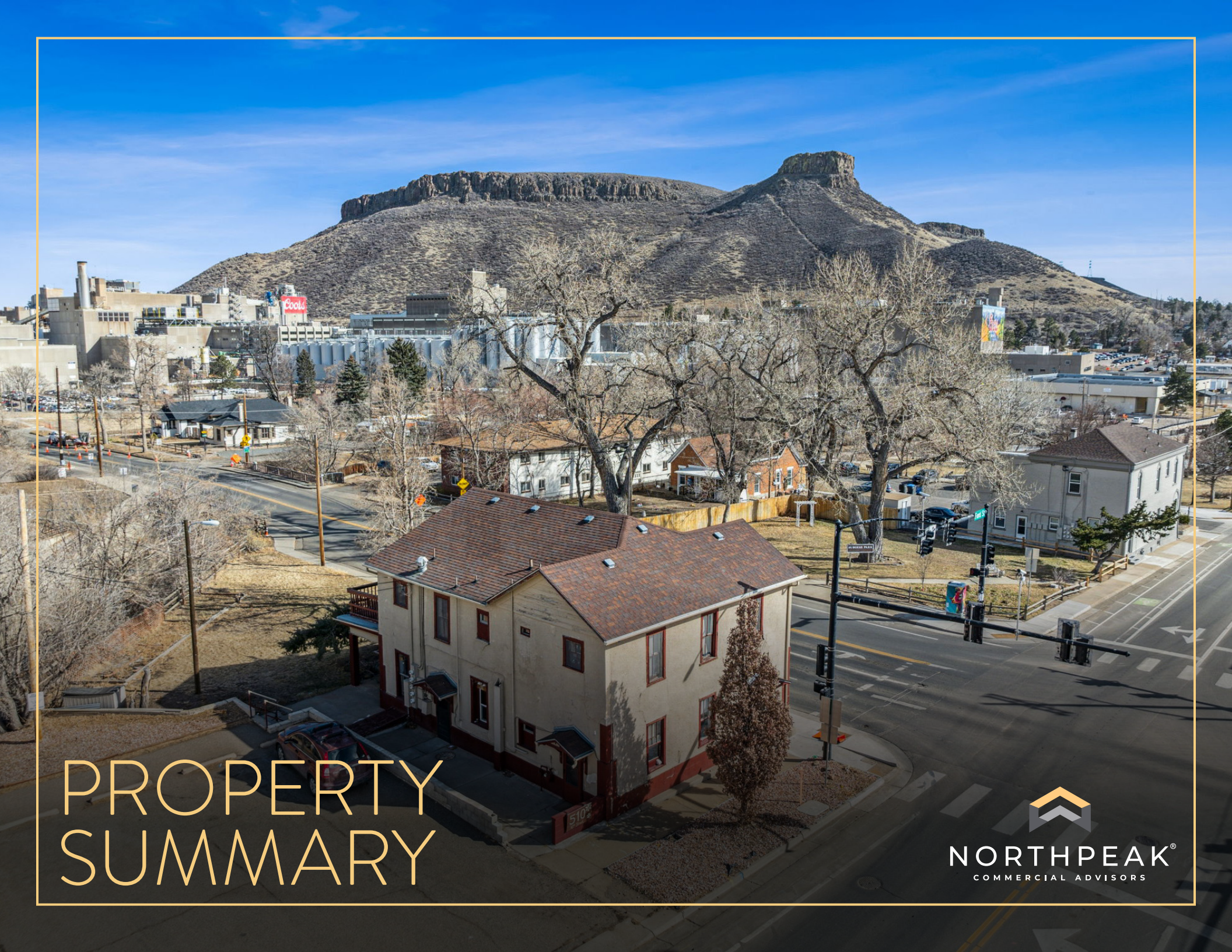
NorthPeak Commercial Advisors

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PROPERTY SUMMARY



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EXECUTIVE SUMMARY

PROPERTY DETAILS

Address	510 10th St. Golden, CO 80401
Price	\$1,175,000
# of Units	4
Building Size	3,112 SF
Lot Size	9,053 SF
Year Built	1870/1970
Roof	Pitched
Building Type	Framed
Heat	Forced Air
Zoning	Main Street B / C2

PROPERTY HIGHLIGHTS

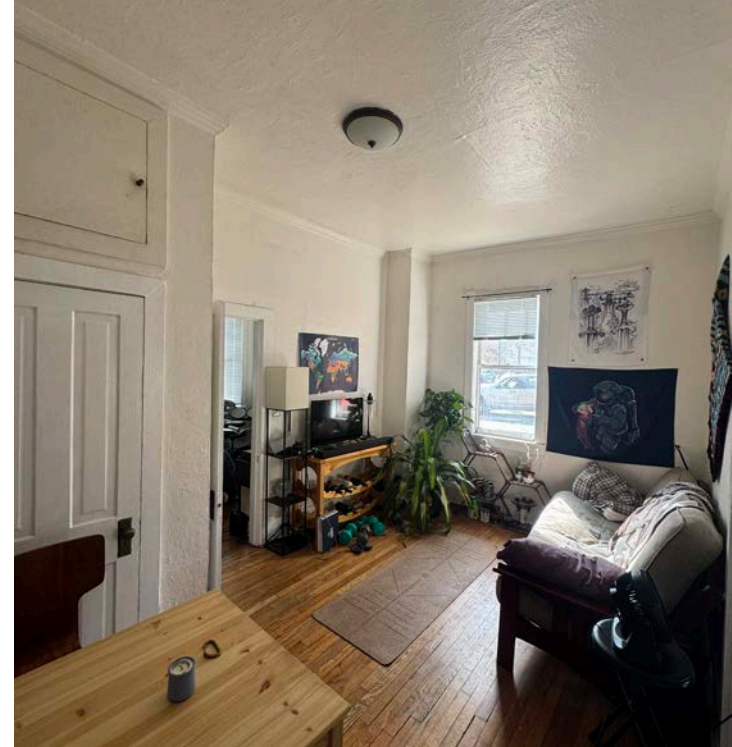
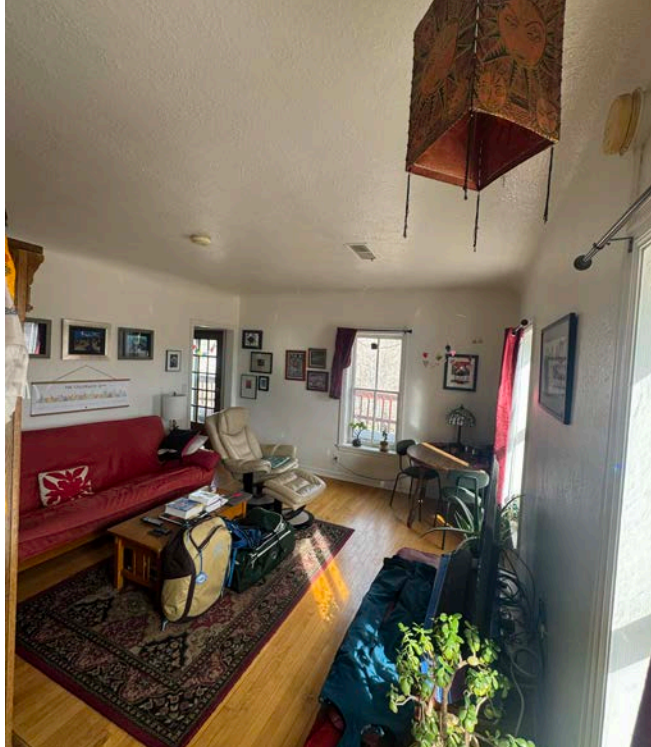
- Prime Downtown Location
- Nearly a ¼-Acre Parcel
- Four Spacious Units
- In-Unit Washer/Dryers (2 beds)
- Ample On-Site Parking
- Immediate Value-Add Potential
- Long-Term Development Play

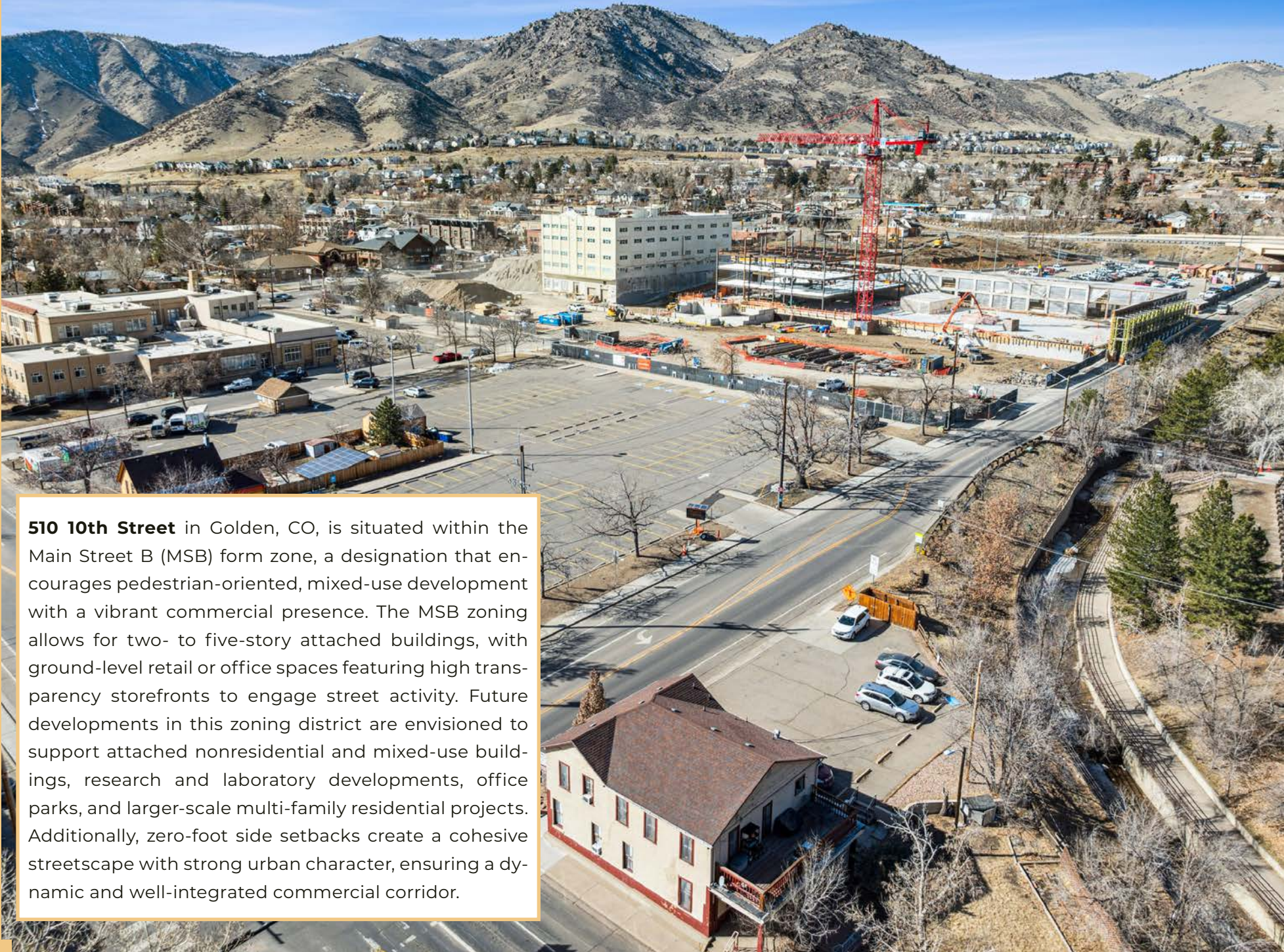
This rare four-unit investment opportunity is centrally located in the heart of downtown Golden, Colorado, sitting on a .21-acre lot in the direct path of future development. The City of Golden continues to push forward with growth initiatives, making this a prime location for long-term upside. While the property is currently under-rented and under-managed, a new owner has the opportunity to improve operations, increasing NOI —creating a cash-positive asset while planning for future redevelopment. With intrinsic land value and potential zoning benefits, this offering presents an ideal investment for those looking to capitalize on Golden’s ongoing transformation.

Investment Highlights

- **Premier Location** – Centrally positioned in downtown Golden, benefiting from strong demand and walkability.
- **Well-Maintained Asset** – No Zinsco or Federal Pacific panels; water heaters replaced in 2015 and 2017.
- **Value-Add Potential** – Below-market rents create an opportunity to increase NOI while planning for redevelopment.
- **Development Potential** – Located in the direct path of growth, offering long-term upside.







510 10th Street in Golden, CO, is situated within the Main Street B (MSB) form zone, a designation that encourages pedestrian-oriented, mixed-use development with a vibrant commercial presence. The MSB zoning allows for two- to five-story attached buildings, with ground-level retail or office spaces featuring high transparency storefronts to engage street activity. Future developments in this zoning district are envisioned to support attached nonresidential and mixed-use buildings, research and laboratory developments, office parks, and larger-scale multi-family residential projects. Additionally, zero-foot side setbacks create a cohesive streetscape with strong urban character, ensuring a dynamic and well-integrated commercial corridor.



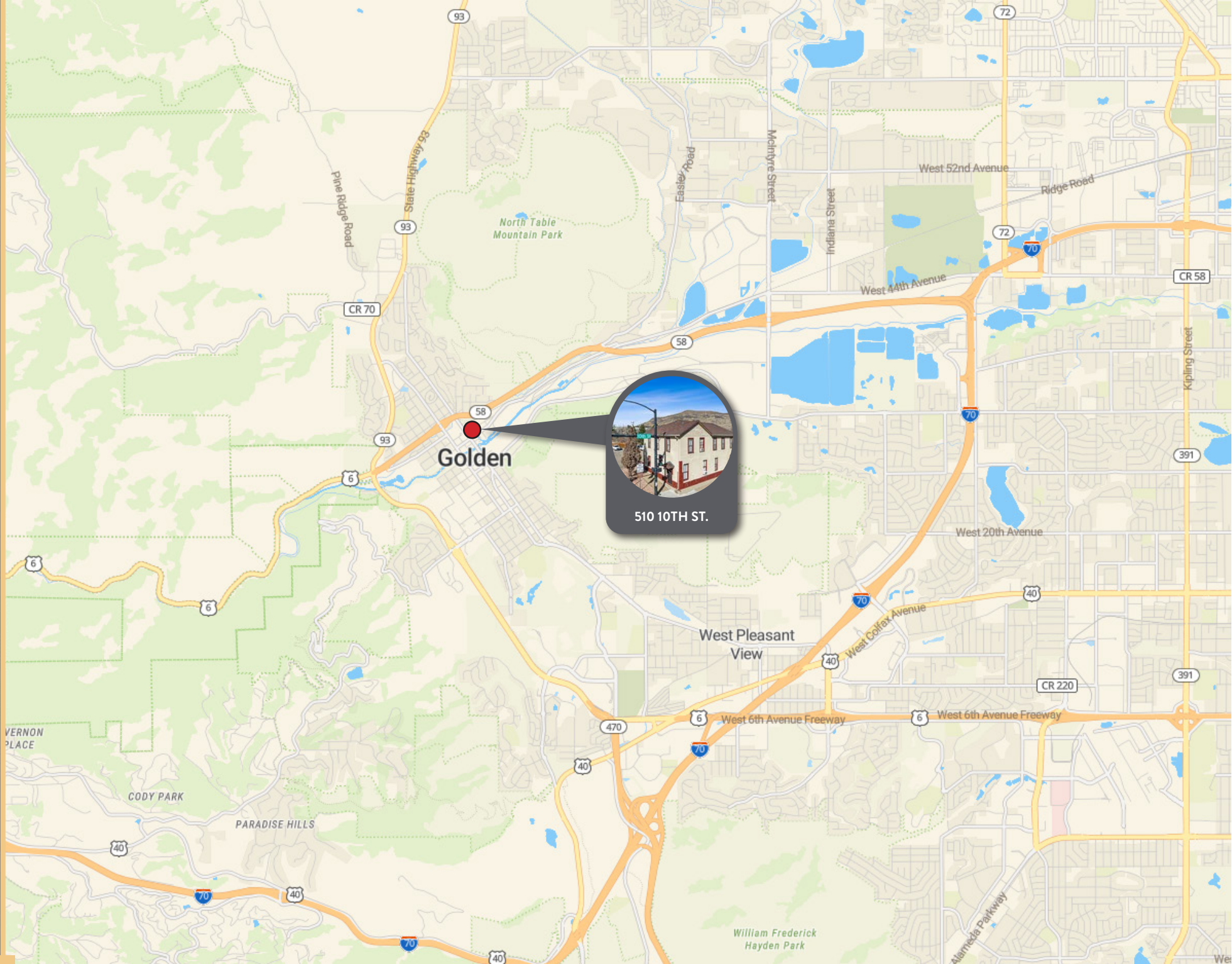
This prime location in downtown Golden benefits from wide sidewalks, structured parking, and pedestrian-friendly streetscapes, making it an ideal site for retail, office, hospitality, or residential development. The zoning's flexibility allows developers to maximize density while incorporating upper-story setbacks and architectural features that enhance aesthetics and functionality. Proximity to major developments and Golden's thriving urban core presents a compelling opportunity for investors and developers looking to capitalize on the city's growth and high foot traffic.



LOCATION OVERVIEW



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510 10TH ST.

CAST IRON TAVERN
Loaf'N Jug
Ali Baba Grill



Coors

MOUNTAIN TOAD BREWING

THE GOLDEN MILL DRINK

BUFFALO ROSE

Woody's FEED & PIZZA

SCHOOL OF MINES COLORADO 1874

SAFeway
The UPS Store

EINSTEIN BROS BAGELS

SANTIAGO'S

GOLDEN

Golden, Colorado is rich with culture, outdoor activities, scenic beauty, thriving businesses, and friendly people, but the City's origins are largely thanks to another valuable resource – gold. A small amount of gold discovered in Clear Creek attracted the area's earliest settlers in the mid-19th century and Golden City quickly became an important supply stop for gold miners seeking their fortunes in the adjacent mountains.

Today, with the official name of City of Golden, the town continues to thrive. It offers residents and visitors an abundance of recreational, cultural and culinary opportunities. There is an activity for everyone, from white water kayaking to fine dining to shopping. Spend an afternoon on Clear Creek, climb aboard the trains at the Colorado Railroad Museum, take the Ore Cart Shuttle around town, or drive up Lookout Mountain and visit Buffalo Bill Museum & Grave. Residents can live, work and play in this modern town with an old west flair.





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	2	650	\$1,545	\$3,090	\$1,545	\$3,090
2Bd/1Ba	2	850	\$1,498	\$2,995	\$1,498	\$2,995
TOTALS	4			\$6,085		\$6,085

INCOME	CURRENT	PRO FORMA
Gross Scheduled Income (GSI)	\$73,020	\$73,020
Vacancy (5%)	(\$3,651)	(\$3,651)
GROSS RENTAL INCOME	\$69,369	\$69,369

EXPENSES	CURRENT	PRO FORMA
Property Taxes (1)	\$5,694	\$5,694
Property Insurance (2)	\$4,343	\$5,687
Gas & Electric (3)	\$2,115	\$2,115
Water & Sewer & Trash (4)	\$2,000	\$2,000
Repairs & Maintenance (5)	\$3,250	\$3,250
TOTAL EXPENSES	\$17,402	\$18,746
TOTAL EXPENSES / UNIT	\$4,351	\$4,687
NET OPERATING INCOME	\$51,967	\$50,623

FINANCIAL ANALYSIS	CURRENT	PRO FORMA
Net Operating Income	\$51,967	\$50,623
Projected Debt Service	(\$69,453)	(\$69,453)
Before Tax Cash Flow	(\$17,486)	(\$18,830)
Cash-on-Cash Return	-7.44%	-8.01%
Principal Reduction	\$11,015	\$11,015
Total Return	-2.75%	-3.33%
CAP RATE	4.42%	4.31%

INVESTMENT SUMMARY		FINANCING	
List Price	\$1,175,000	Down Payment (20%)	\$235,000
Price/Unit	\$117,500	Loan Amount (80%)	\$940,000
Price/SF	\$377.57	Interest Rate	6.25%
		Amortization	30 Years

- Property Taxes:** Current/Projected based on 2026 actual expense
- Property Insurance:** Current based on 2025-2026 actual expense; Projected based on market expense
- Electric & Gas:** Based on 2024 actual expense
- Water, Sewer & Trash:** Based on Projected Expense
- Repairs & Maintenance:** Based on 2024 actual expense

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 510 10th St., Golden, CO 80401 (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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