OFFERING MEMORANDUM

NORTHPEAK®
COMMERCIAL ADVISORS

705 MOORE STREET

Lakewood, CO 80215

Price: $935,000 | **Units:** 4

INVESTMENT ADVISORS

Jack Sherman
Senior Advisor
303-903-9638
Jack@NorthPeakCRE.com

Hunter Schaefer
Senior Advisor
925-989-8930
Hunter@NorthPeakCRE.com

George Maldonado
Advisor
303-907-1764
George@NorthPeakCRE.com

NORTHPEAK®
COMMERCIAL ADVISORS

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

PROPERTY SUMMARY

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EXECUTIVE SUMMARY

PROPERTY DETAILS

Address	**705 Moore St.** Lakewood, CO 80215
Price	$935,000
# of Units	4
Building Size	3,576 SF
Lot Size	9,038 SF
Year Built	1961
Roof	Flat
Building Type	Brick/Block
Heat	Boiler

PROPERTY HIGHLIGHTS

- Extensive recent capital expenditures: Roof & gutters (2026), boiler & hot water heater (2023), landscaping & irrigation (2024), and replaced GE electrical panels.
- Separately metered electric with tenants paying directly
- Private patios or balconies for each unit
- Laundry on-site for tenants
- Premium landscaping for elevated feel and better tenant retention

705 Moore Street is a clean 4-unit brick multifamily building situated in a quiet residential pocket of Lakewood, Colorado. Built in 1961, the property consists entirely of 2-bedroom/1-bathroom units, offering spacious and functional floor plans well-suited to the area's renter demand. The property sits on a spacious 9,038 square foot lot with well-manicured landscaping and a private feel that distinguishes it from larger apartment communities. Ground-floor units feature private patios that open directly to the fenced yard and upper-floor units feature private balconies, adding a lifestyle amenity that supports tenant retention and market-rate rents.

The property is 100% occupied and largely turn-key, having benefited from a concentrated period of capital investment. A new roof and gutters were completed in 2026, a new boiler and hot water heater were installed in 2023-22, and a new irrigation system and landscaping were completed in 2024. New electrical panels have been installed and half of the plumbing has been fully replaced. Two and a half units have been fully renovated. The building is separately metered for electric while other utilities are billed back to tenants. This investment is well suited for the passive investor who wants little to no deferred maintenance on day 1 of ownership with cash flow, or an owner occupant who wants to live in a unit.

PROPERTY PHOTOS





PROPERTY PHOTOS

LOCATION OVERVIEW

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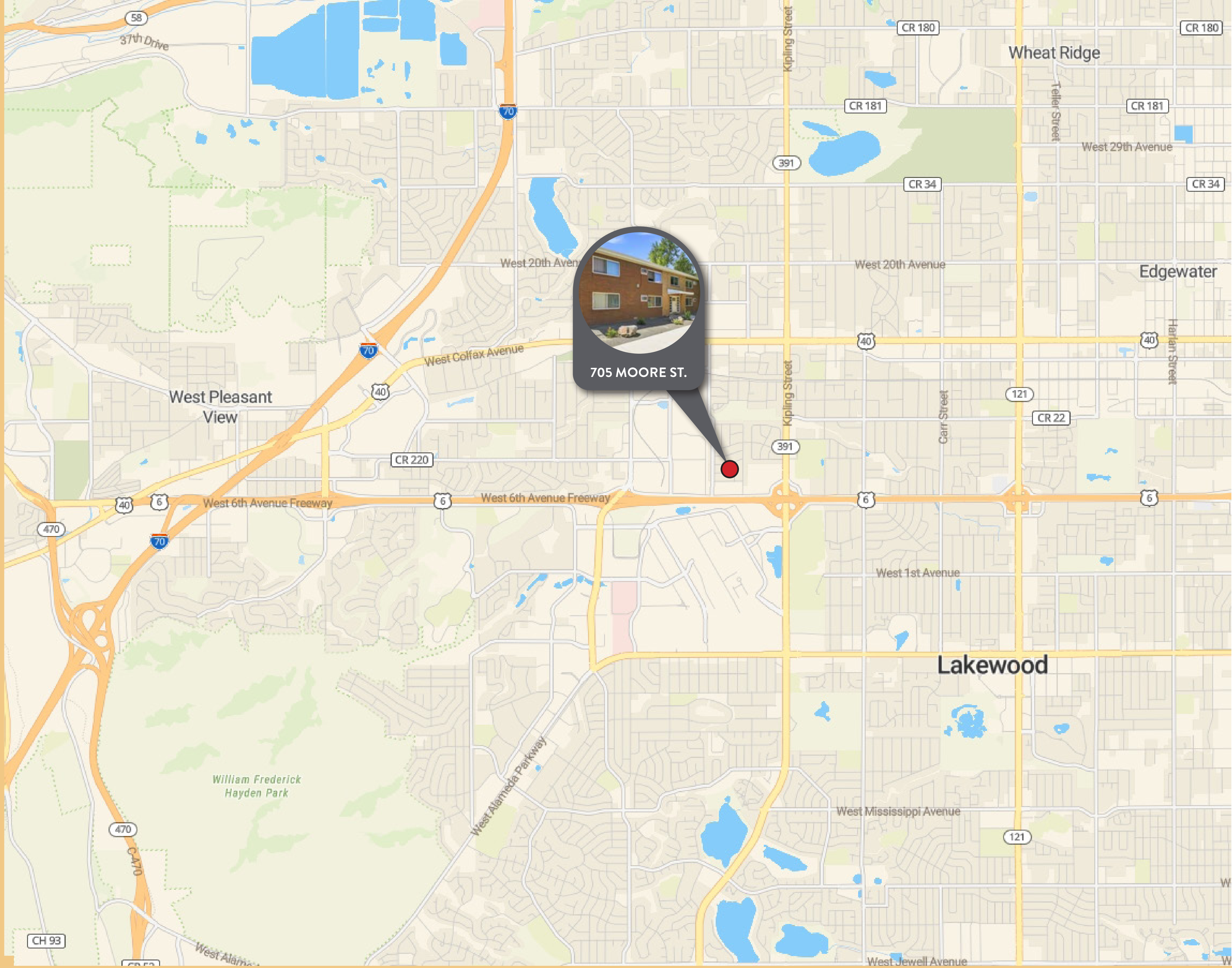
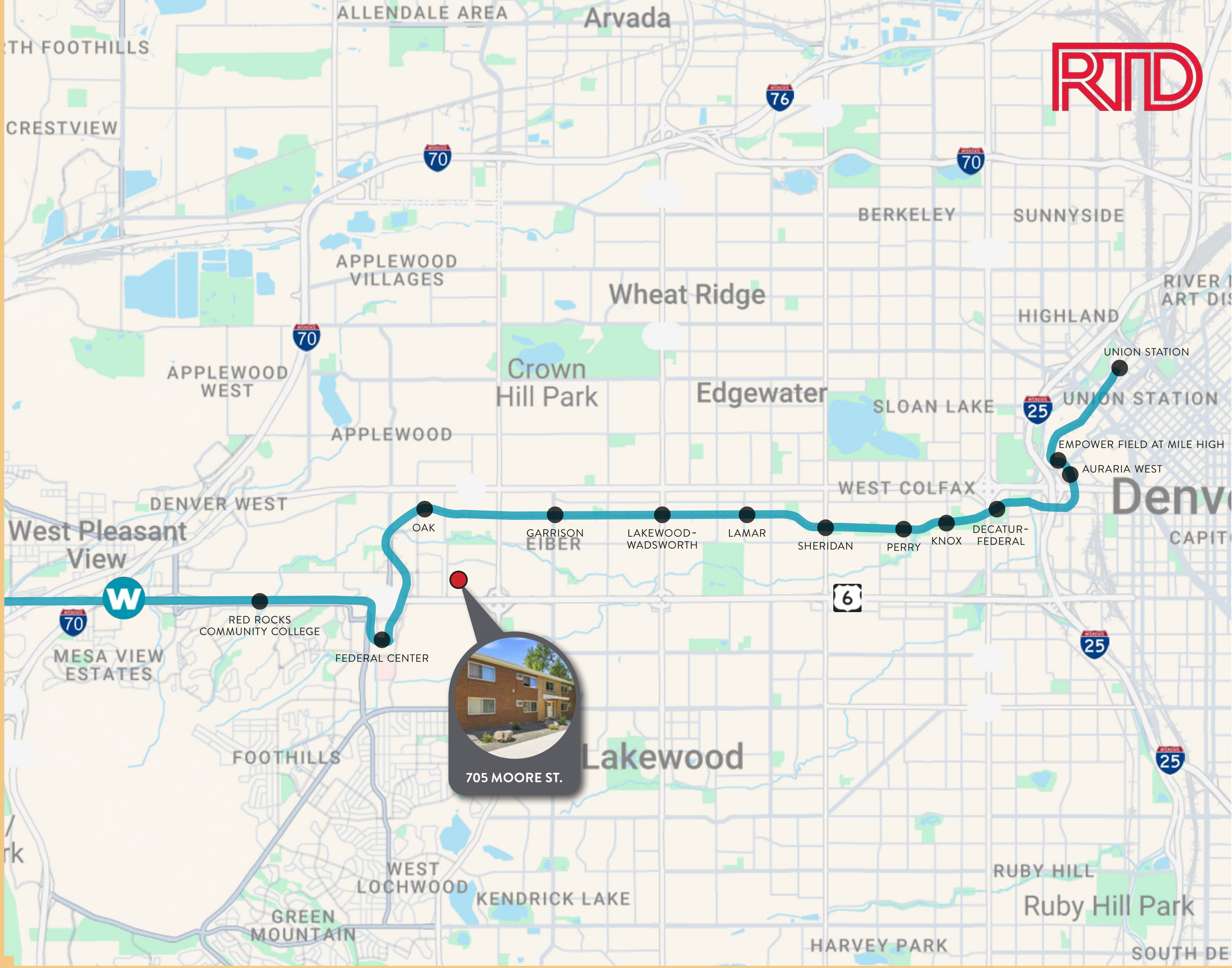
REGIONAL MAP



RTD MAP



RTD
UNION STATION
EMPOWER FIELD AT MILE HIGH
AURARIA WEST
DECATUR-FEDERAL
KNOX
PERRY
SHERIDAN
LAMAR
LAKEWOOD-WADSWORTH
GARRISON
OAK
FEDERAL CENTER
RED ROCKS COMMUNITY COLLEGE
W
705 MOORE ST.
ALLENDALE AREA
Arvada
NORTH FOOTHILLS
CRESTVIEW
BERKELEY
SUNNYSIDE
APPLEWOOD VILLAGES
Wheat Ridge
HIGHLAND
APPLEWOOD WEST
Crown Hill Park
Edgewater
SLOAN LAKE
UNION STATION
APPLEWOOD
WEST COLFAX
DENVER WEST
West Pleasant View
EIBER
MESA VIEW ESTATES
FOOTHILLS
Lakewood
WEST LOCHWOOD
KENDRICK LAKE
GREEN MOUNTAIN
RUBY HILL
Ruby Hill Park
HARVEY PARK
70
76
25
6

RETAIL MAP

KING Soopers
MOUNTAIN TAP
LOWE'S
Walmart
Domino's
COLORADO MILLS
TARGET
DICK'S SPORTING GOODS
705 MOORE ST.
Walgreens
RTD
W LINE
Walmart
PETSMART
FEDERAL CENTER
Centura Health.
DUTCH BROS
STARBUCKS COFFEE
FIREHOUSE SUBS
FOUNDED BY FIREMEN
SPROUTS FARMERS MARKET
IN-N-OUT BURGER
T.J.maxx
W 32nd Ave.
W 29th Ave.
W 26th Ave.
W 20th Ave.
W Colfax Ave.
Wide Acres Road
W 14th Ave.
W Line
W 10th Ave.
W 6th Ave. Fwy
W Alameda Ave.
Simms Street
Eldridge Street
Iris St.
Pierce Street
Reed Street
Garrison Street
S Pierce St.
CR 34
CR 220
CR 29
Lakewood

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

INVESTMENT ANALYSIS

UNIT TYPE	NO. OF UNITS	APPROX. SF	CURRENT RENT	MONTHLY INCOME	PRO FORMA RENT	PRO FORMA MONTHLY INCOME
2 Bd / 1 Ba	4	795	$1,495	$5,980	$1,520	$6,080
TOTALS	**4**	**3,180**		**$5,980**		**$6,080**

INCOME	CURRENT	PRO FORMA
Gross Scheduled Income (GSI)	$71,760	$72,960
Vacancy (5%)	($3,588)	($3,648)
RUBS (2026 / $90 per Unit)	$3,240	$4,320
Laundry (2026 / Est.)	$480	$576
Pet/Other (2026)	$420	$420
GROSS RENTAL INCOME	**$72,312**	**$74,628**

EXPENSES	CURRENT	PRO FORMA
Property Tax (2026)	$5,466	$5,466
Insurance (Quote)	$4,272	$4,272
Gas/Electric (T-12)	$2,426	$2,426
Water/Sewer (T-12)	$2,064	$2,064
Lawn/Snow (T-12)	$1,200	$1,200
Trash (T-12)	$1,922	$1,922
Gas/Electric Repairs/Maint. (T-12 / $1,000 per Unit)	$3,903	$4,000
TOTAL EXPENSES	**$21,253**	**$21,350**
TOTAL EXPENSES / UNIT	**$5,313**	**$5,337**
NET OPERATING INCOME	**$51,059**	**$53,278**

FINANCIAL ANALYSIS	CURRENT	PRO FORMA
Net Operating Income	$51,059	$53,278
Projected Debt Service	($41,450)	($41,450)
Before Tax Cash Flow	$9,609	$11,828
Cash-on-Cash Return	2.6%	3.2%
Principal Reduct ion	$6,574	$6,574
Total Return	$16,183	$18,402
CAP RATE	**5.5%**	**5.7%**

INVESTMENT SUMMARY	
List Price	$935,000
Price/Unit	$233,750
Price/SF	$261

ESTIMATED FINANCING	
Down Payment (40%)	$374,000
Loan Amount (60%)	$561,000
Interest Rate	6.25%
Amortization	30 Years

COMPARABLE SALES

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COMPARABLE SALES

SUBJECT PROPERTY
705 Moore St., Lakewood, CO

Sale Date	JUST LISTED
List Price	$935,000
Year Built	1961
Price/Unit	$233,750
Price/SF	$261
Unit Mix	4 - 2 Bd / 1 Ba

#1
10745 W 13th Ave
Lakewood, CO 80215

Sale Date	6/1/26
Sale Price	$935,193
Year Built	1980
Price/Unit	$233,798
Price/SF	$275
Unit Mix	4 - 2 Bd / 1 Ba

#2
446-452 S Depew St
Lakewood, CO 80226
NORTHPEAK BROKERED

Sale Date	3/2/26
Sale Price	$954,500
Year Built	1986
Price/Unit	$238,625
Price/SF	$284
Unit Mix	4 - 2 Bd / 1 Ba

#3
541 S Sheridan Blvd
Lakewood, CO 80226

Sale Date	1/9/26
Sale Price	$1,150,000
Year Built	1980
Price/Unit	$287,500
Price/SF	$200
Unit Mix	2 - 2 Bd / 1 Ba 2 - 3 Bd / 3 Ba

#4
6160 W 17th Ave
Lakewood, CO 80214

Sale Date	11/24/25
Sale Price	$1,225,000
Year Built	1959
Price/Unit	$245,000
Price/SF	285
Unit Mix	5 - 2 Bd / 1 Ba

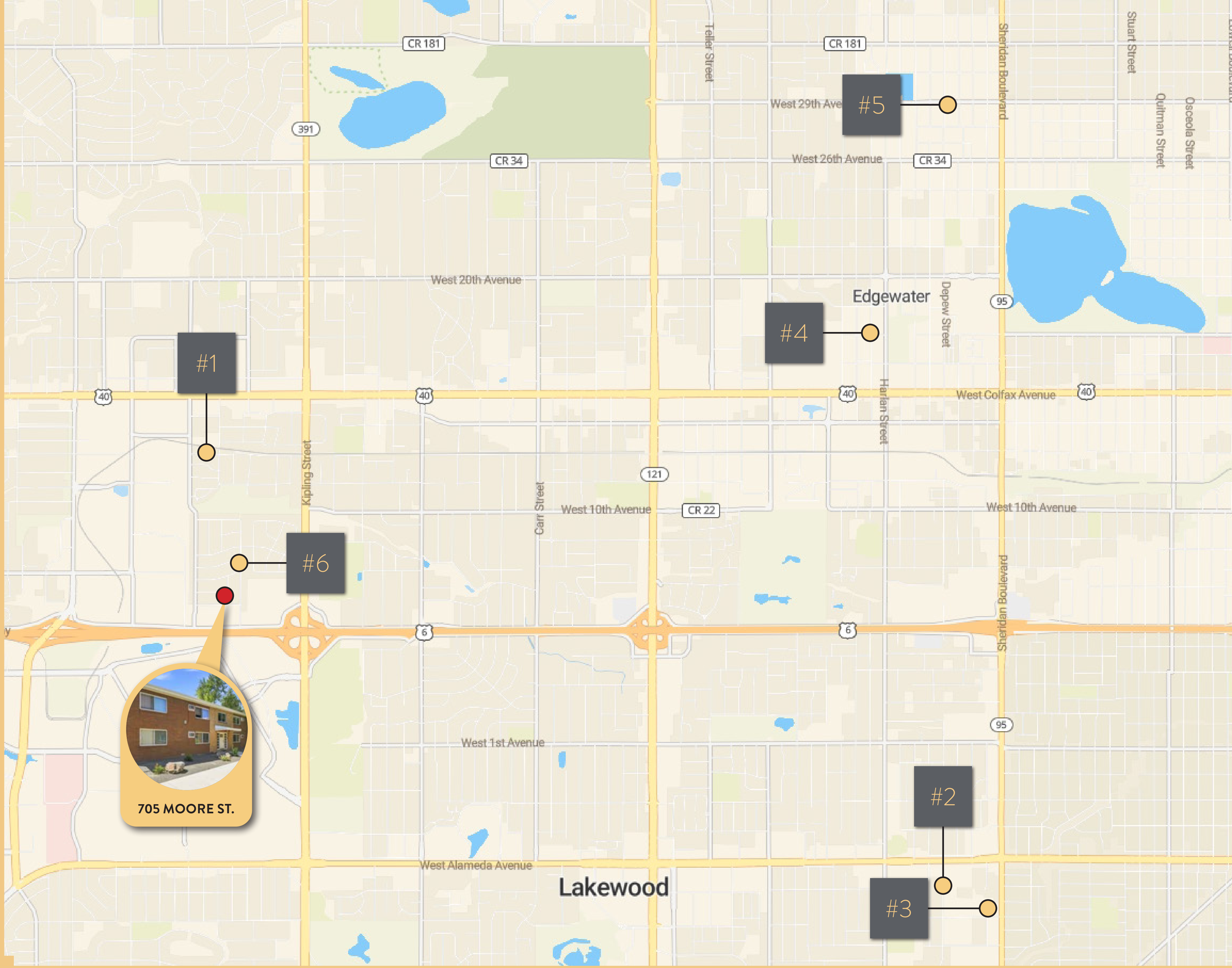
#5
2865-2877 Chase St
Wheat Ridge, CO 80214

Sale Date	9/25/25
Sale Price	$995,000
Year Built	1925
Price/Unit	$248,750
Price/SF	$336
Unit Mix	4 - 2 Bd / 1 Ba

#6
10491 W 7th Pl
Lakewood, CO 80215
NORTHPEAK BROKERED

Sale Date	6/27/25
Sale Price	$1,020,000
Year Built	1959
Price/Unit	$255,000
Price/SF	$285
Unit Mix	4 - 2 Bd / 1 Ba

COMPARABLES MAP



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 705 Moore St., 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 in 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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JACK SHERMAN
Senior Advisor
303-903-9638
Jack@NorthPeakCRE.com

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