



5710

S. PENNSYLVANIA ST

5710 S. PENNSYLVANIA STREET | LITTLETON, COLORADO 80121 | OFFERING MEMORANDUM



## PRESENTED BY

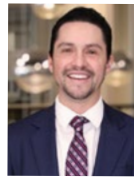
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# EXECUTIVE SUMMARY



# EXECUTIVE SUMMARY

## 5710 S. PENNSYLVANIA STREET

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5710 S Pennsylvania Street presents a compelling multifamily investment opportunity featuring six well-designed residential units on a large lot with private, fenced-in outdoor space for tenant enjoyment. The property offers a diverse unit mix, consisting of one three-bedroom/two-bath unit, two two-bedroom/one-bath units, and three one-bedroom/one-bath units, catering to a wide range of renters.

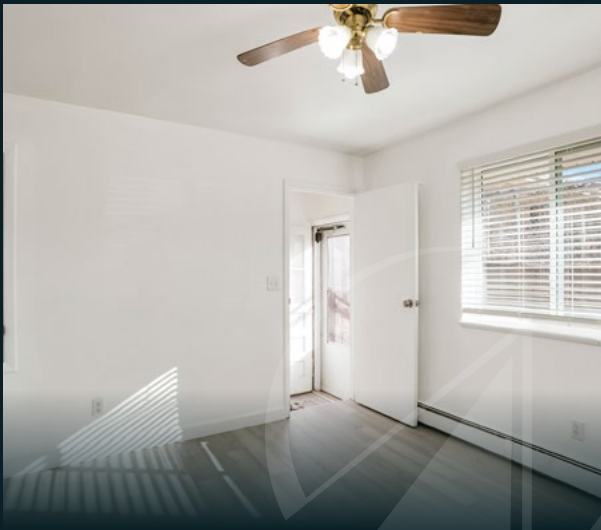
The units have been recently renovated, providing immediate rental upside through continued leasing and operational optimization. The recently updated units include new bathrooms, updated flooring, and modern kitchens that are equipped with white shaker cabinetry, granite-style countertops, and stainless-steel appliances.

Unit sizes range from approximately 650 to 1,100 square feet, offering tenants larger-than-average living spaces. Units are equipped with in-unit washer and dryer, further enhancing tenant convenience and desirability.

The property sits directly across the street from Littleton High School and is highly walkable, with convenient access to numerous restaurants, retail shops, and a nearby King Soopers along Broadway.

**THIS PROPERTY CAN ALSO BE PURCHASED WITH 5511 S. DELAWARE STREET (7-UNIT PROPERTY) AND WITH 5702 S. PEARL STREET (4-UNIT PROPERTY)**





# EXECUTIVE SUMMARY

## PROPERTY DETAILS

List Price:	\$1,150,000 (\$191,667/UNIT & \$212 /SF)
Building Type:	APARTMENT
Building Size:	5,424
Lot Size:	13,591
Parking:	8 SURFACE SPOTS
Construction Type:	MASONRY
YOC:	1964
Property Taxes (2025):	\$7,712

## PROPERTY HIGHLIGHTS

**GREAT UNIT MIX WITH (1) 3BR/2BA UNIT, (2) 2BR/1BA UNITS, AND (3) 1BR/1BA UNITS**

**RECENTLY RENOVATED UNITS WITH IMMEDIATE RENTAL UPSIDE**

**LARGE UNITS SPANNING FROM ROUGHLY 650 SF TO 1,100 SF**

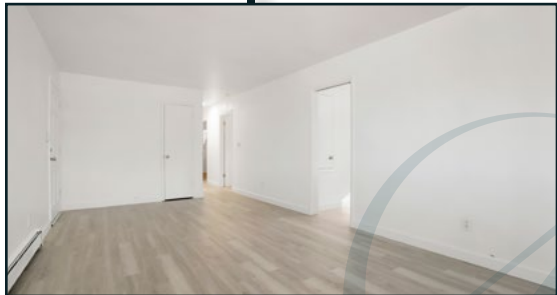
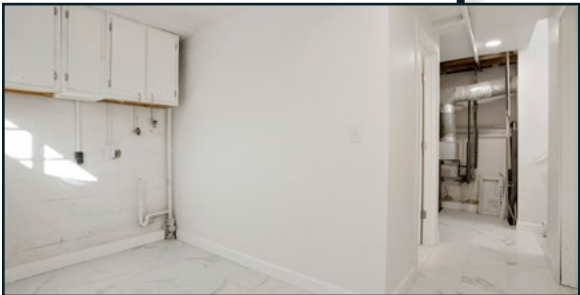
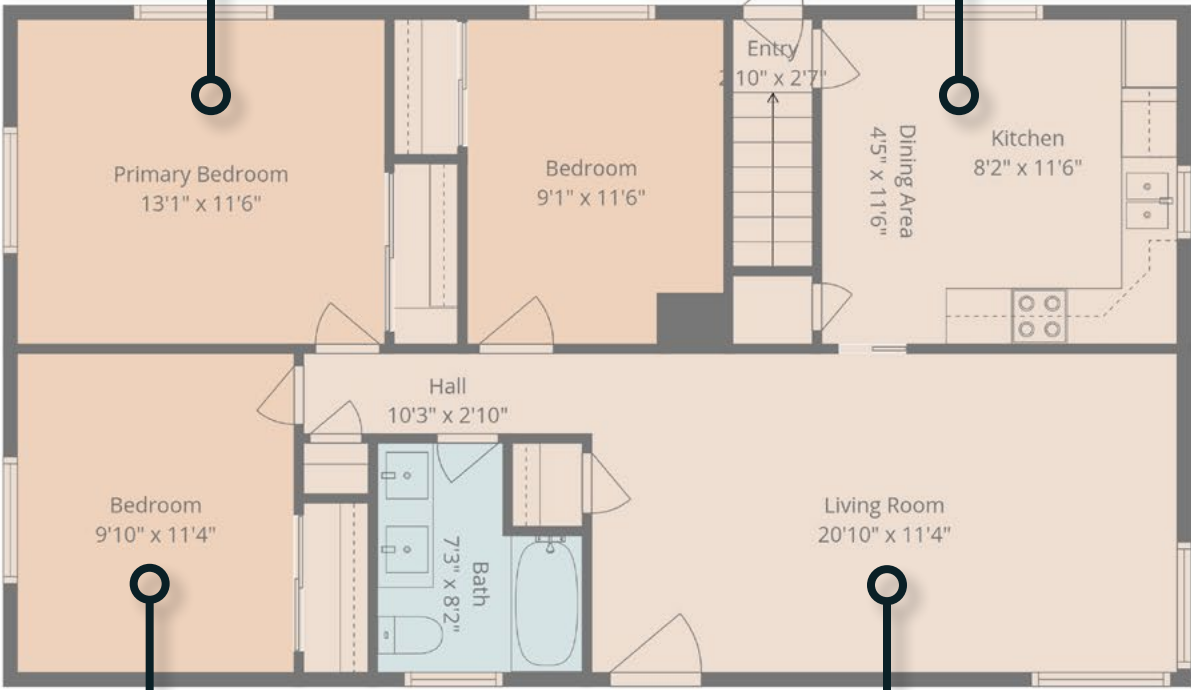
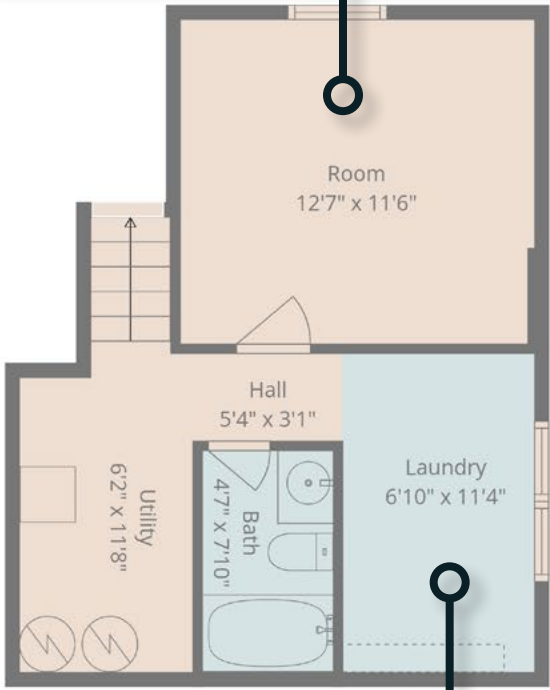
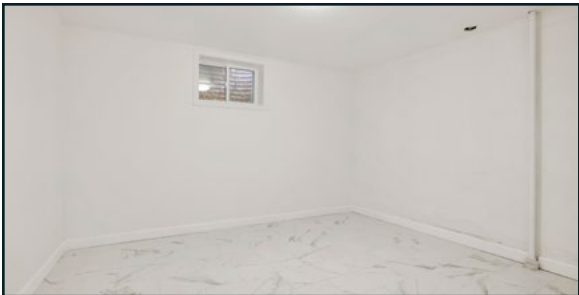
**PRIVATE YARD SPACE FOR TENANTS TO ENJOY AS AMENITY**

**IN-UNIT WASHER AND DRYER INCLUDED**

**CAN BE PURCHASED WITH 5511 S. DELAWARE ST. & 5702 S. PEARL ST.**



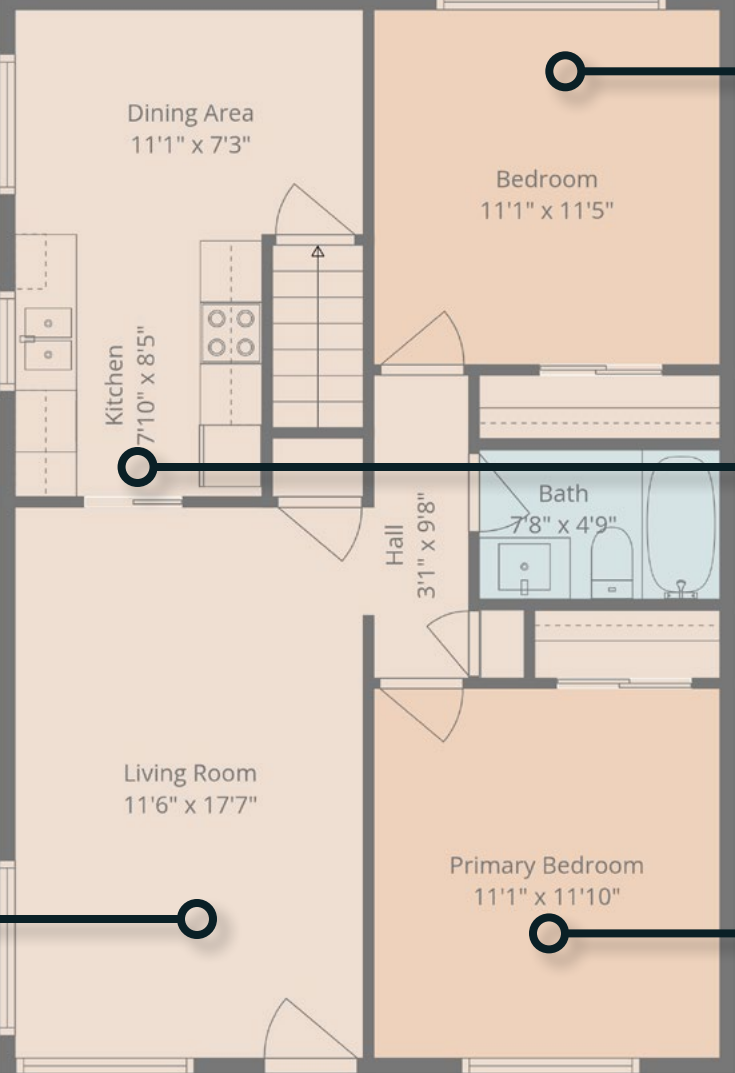
# FLOORPLANS



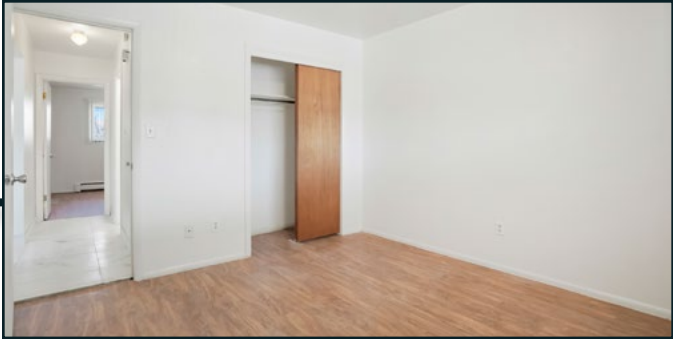
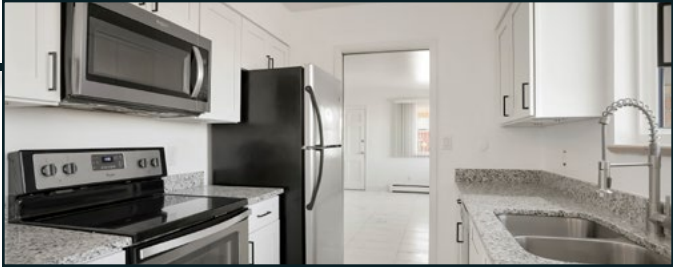
# FLOORPLANS



1st Floor



2nd Floor





# LOCATION OVERVIEW

# LITTLETON, CO

## MARKET OVERVIEW

Downtown Littleton is located approximately nine-miles south of downtown Denver. There are over 250 businesses in downtown. Main Street is lined with charming art galleries, antique shops, unique clothing boutiques and popular restaurants and bars. Downtown hosts numerous events including: a weekly Farmer's Market, Mardis Gras celebration, fireworks, concerts and art shows. The 97th annual Western Welcome Week celebration is a community favorite hosting 40 events benefiting local civic and charitable organizations.

**122,000**  
POPULATION (2025)

**\$104,277**  
AVERAGE HHI

**40.2**  
MEDIAN AGE

## TOP SECTORS



ECONOMY



HEALTHCARE



EDUCATION



# LOCATION MAP



**5710**  
S. PENNSYLVANIA ST



# FINANCIAL ANALYSIS

# OF UNITS	UNIT MIX	ESTIMATED SF	AVERAGE RENT/ UNIT ACTUAL	RENT/SF ACTUAL	AVERAGE RENT/ UNIT PROFORMA	RENT/SF PROFORMA	SCHEDULED GROSS INCOME ACTUAL	SCHEDULED GROSS INCOME PROFORMA
1	3BR/2BA	1,100	\$2,045	\$1.86	\$2,100	\$1.91	\$24,540	\$25,200
2	2BR/1BA	750	\$1,513	\$2.02	\$1,550	\$2.07	\$36,300	\$37,200
3	1BR/1BA	650	\$1,342	\$2.06	\$1,417	\$2.18	\$48,300	\$51,000
6							\$109,140	\$113,400
<b>INCOME</b>							<b>CURRENT</b>	<b>PRO FORMA</b>
Gross Rental Income:							\$109,140	\$113,400
Vacancy Allowance:							5%	5%
							\$(5,457)	\$(5,670)
Effective Rental Income:							\$103,683	\$107,730
<b>OTHER INCOME</b>								
Misc (Pet Rent Estimated):							\$600	\$900
<b>GROSS OPERATING INCOME:</b>							<b>\$104,283</b>	<b>\$108,630</b>
<b>EXPENSES</b>								
Property Tax (Actual 2025):							\$7,712	\$7,712
Property Insurance (Actual Vs. Quote from GenStar):							\$3,830	\$6,584
Utilities/Trash (Actual):							\$6,681	\$6,681
Management (Estimated at 5%):							\$5,214	\$5,432
Repairs & Maintenance (Estimated at \$950/Unit):							\$5,700	\$5,700
Misc (Estimated at \$250/Unit) :							\$1,500	\$1,500
<b>TOTAL EXPENSES</b>							<b>\$30,637</b>	<b>\$33,609</b>
<b>EXPENSES PER UNIT</b>							<b>\$5,106</b>	<b>\$5,601</b>
<b>NET OPERATING INCOME</b>							<b>\$73,646</b>	<b>\$75,022</b>

# INVESTMENT SUMMARY

INVESTMENT SUMMARY	
Price:	\$1,150,000
Price/Unit:	\$191,667
Price/SF:	\$212
Current Cap Rate:	6.40%

CURRENT	
<b>CASH FLOW INDICATORS</b>	
Net Operating Income	\$73,646
Debt Service	(\$44,850)
Net Cash Flow	\$28,796
Principal Reduction	\$-
Total Return	7.15%

PROFORMA	
<b>CASH FLOW INDICATORS</b>	
Net Operating Income	\$75,022
Debt Service	(\$44,850)
Net Cash Flow	\$30,172
Principal Reduction	\$-
Total Return	7.50%

PROPOSED FINANCING	
Loan Amount:	\$747,500
Down Payment (35%):	\$402,500
Interest Rate:	6.00%
Loan Type:	INTEREST-ONLY

VALUE INDICATORS	
CAP Rate	6.40%
Price/Unit	\$191,667
Price/SF	\$212
Cash-on-Cash	7.15%

VALUE INDICATORS	
CAP Rate	6.52%
Price/Unit	\$191,667
Price/SF	\$212
Cash-on-Cash	7.50%



# SALE COMPARABLES



**801 W PRENTICE AVE**  
Littleton, CO 80120

<b>Sale Date</b>	6/20/2025
<b>Sale Price</b>	\$2,050,000
<b>Units</b>	9
<b>Year Built</b>	1960
<b>Price/Unit</b>	\$227,778
<b>Price/SF</b>	\$301.96
<b>Cap Rate</b>	6.18%



**6203-6223 S PRESCOTT ST**  
Littleton, CO 80120

<b>Sale Date</b>	7/31/2025
<b>Sale Price</b>	\$1,465,000
<b>Units</b>	6
<b>Year Built</b>	1962
<b>Price/Unit</b>	\$244,167
<b>Price/SF</b>	\$132.53
<b>Cap Rate</b>	6.20%



**5551 S DELAWARE ST**  
Littleton, CO 80120

<b>Sale Date</b>	1/30/2026
<b>Sale Price</b>	\$1,200,000
<b>Units</b>	6
<b>Year Built</b>	1960
<b>Price/Unit</b>	\$200,000
<b>Price/SF</b>	\$280.50
<b>Cap Rate</b>	6.30%



**2271-2275 S CHEROKEE ST**  
Littleton, CO 80120

<b>Sale Date</b>	8/8/2025
<b>Sale Price</b>	\$1,250,000
<b>Units</b>	5
<b>Year Built</b>	1954
<b>Price/Unit</b>	\$250,000
<b>Price/SF</b>	\$334.40
<b>Cap Rate</b>	6.16%



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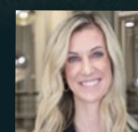


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