

# 5511

S DELAWARE



## PRESENTED BY

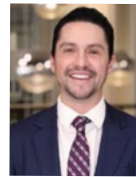
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03

**EXECUTIVE SUMMARY**

07

**LOCATION OVERVIEW**

11

**FINANCIAL ANALYSIS**



# EXECUTIVE SUMMARY



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## 5511 S DELAWARE STREET

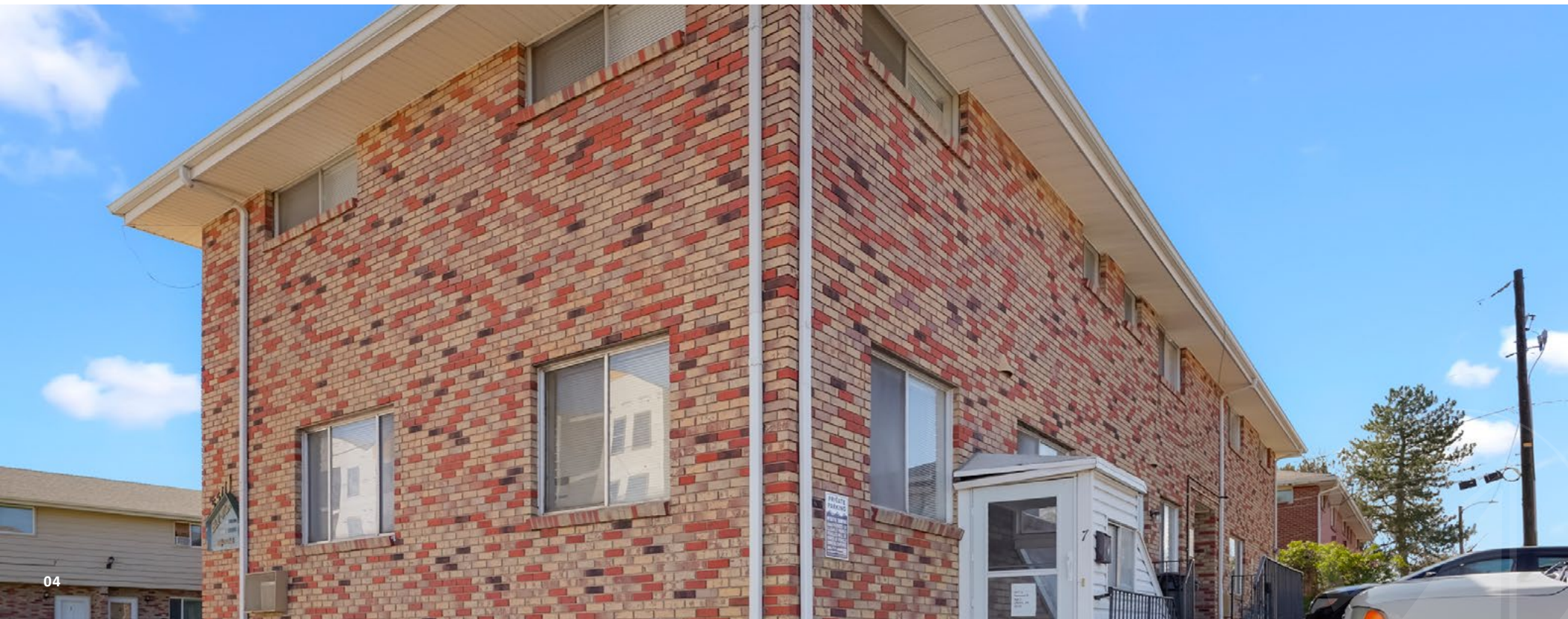
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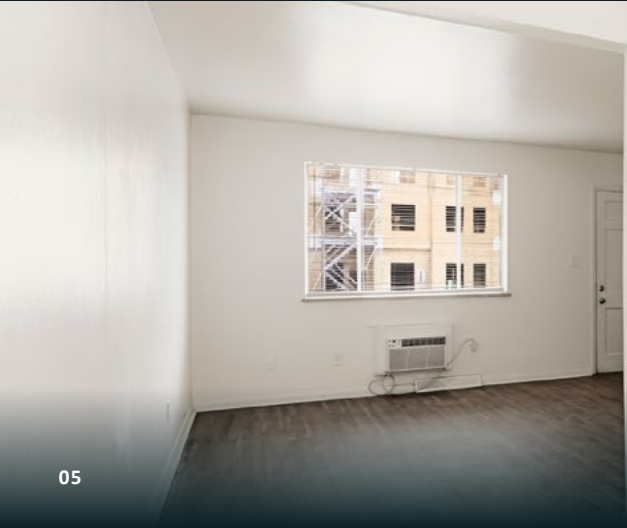
This well-maintained multifamily offering features seven spacious, townhome-style units with an attractive and functional unit mix consisting of six two-bedroom/one-bath units and one three-bedroom/one-bath unit. The property's two-story layouts provide larger-than-average living spaces, appealing to a broad tenant base seeking comfort and privacy.

Many of the units have been recently renovated, presenting investors with immediate rental upside through continued interior enhancements and operational efficiencies. Each apartment showcases a bright, open-concept design with updated finishes, including modern kitchens equipped with white shaker cabinetry, granite-style countertops, and stainless-steel appliances. Expansive living areas are complemented by wood-style flooring, abundant natural light, and thoughtfully designed layouts.

Additional features include individually metered gas and electric utilities, allowing for expense control and improved operational efficiency. With its combination of strong in-place fundamentals, upgraded interiors, and value-add potential, this property represents a compelling investment opportunity in today's market.

**THIS PROPERTY CAN ALSO BE PURCHASED WITH 5710 S. PENNSYLVANIA STREET (6-UNIT PROPERTY) AND WITH 5702 S. PEARL STREET (4-UNIT PROPERTY)**





# EXECUTIVE SUMMARY

## PROPERTY DETAILS

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List Price:	\$1,300,000 (\$185,714/UNIT & \$194.79/SF)
Building Type:	APARTMENT
Building Size:	6,674
Lot Size:	9,496
Parking:	10 SURFACE SPOTS
Construction Type:	MASONRY
YOC:	1962
Property Taxes (2025):	\$8,018

## PROPERTY HIGHLIGHTS

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### 7 TOWNHOME STYLE UNITS

**GREAT UNIT MIX WITH (6) 2BR/1BA UNITS AND (1) 3BR/1BA UNIT**

**RECENTLY RENOVATED UNITS WITH IMMEDIATE RENTAL UPSIDE**

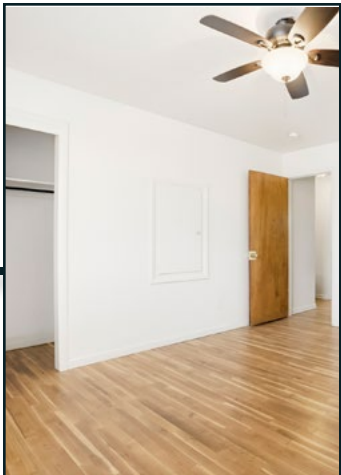
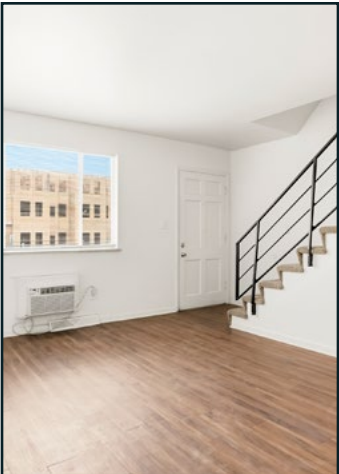
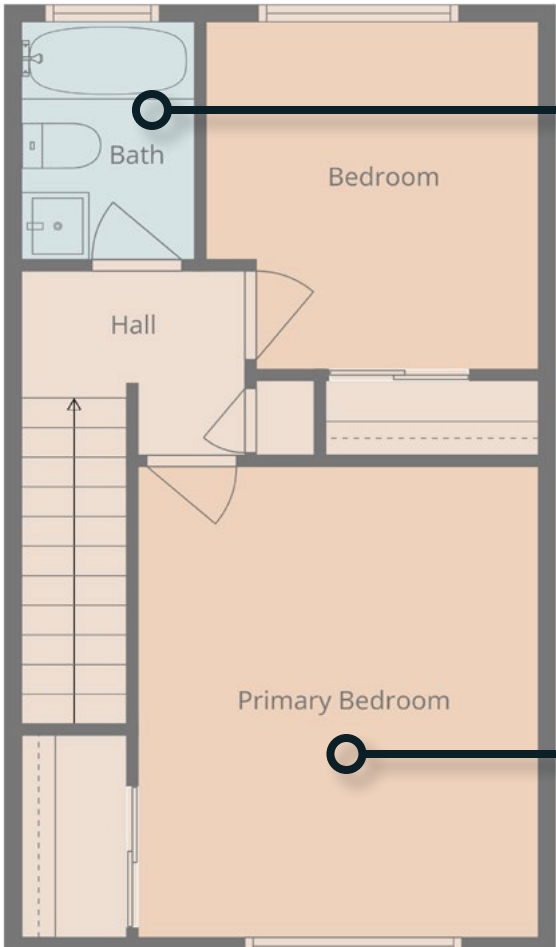
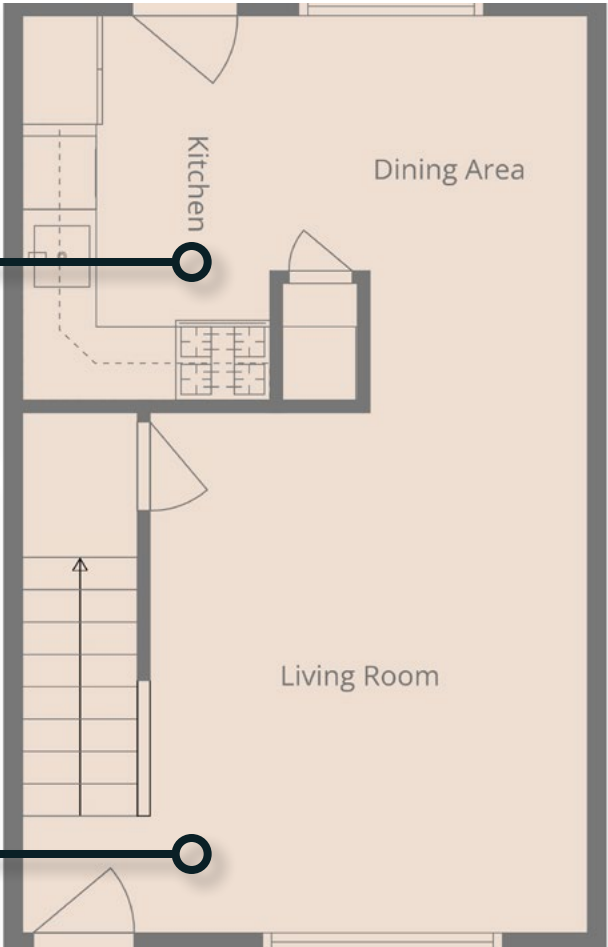
**TWO-STORY LAYOUT AVERAGING ROUGHLY 1,000 SF PER UNIT**

**INDIVIDUALLY METERED FOR GAS & ELECTRIC**

**CAN BE PURCHASED WITH 5710 S. PENNSYLVANIA ST. & 5702 S. PEARL ST.**



# FLOORPLANS





# 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



**5511**  
S DELAWARE



# FINANCIAL ANALYSIS



# FINANCIAL ANALYSIS

# OF UNITS	UNIT MIX	ESTIMATED S/F	AVERAGE RENT/ UNIT ACTUAL	RENT/SF ACTUAL	AVERAGE RENT/ UNIT PROFORMA	RENT/SF PROFORMA	SCHEDULED GROSS INCOME ACTUAL	SCHEDULED GROSS INCOME PROFORMA
1	3BR/1BA	1,100	\$1,900	\$1.73	\$2,025	\$1.84	\$22,800	\$24,300
6	2BR/1BA	950	\$1,446	\$1.52	\$1,475	\$1.55	\$104,100	\$106,200
7							\$126,900	\$130,500
INCOME							CURRENT	PRO FORMA
Gross Rental Income:							\$126,900	\$130,500
Vacancy Allowance:							5%	5%
							\$(6,345)	\$(6,525)
Effective Rental Income:							\$120,555	\$123,975
OTHER INCOME								
Misc (Estimated Pet Rent):							\$600	\$1,200
<b>GROSS OPERATING INCOME:</b>							<b>\$121,155</b>	<b>\$125,175</b>
EXPENSES								
Property Tax (Actual 2025):							\$8,018	\$8,018
Property Insurance (Actual Vs. Estimated \$1.2/SF):							\$5,640	\$8,009
Utilities/Trash (Actual):							\$7,083	\$7,083
Management (Estimated at 7%):							\$8,481	\$8,762
Repairs & Maintenance (Estimated at \$950/Unit:)							\$6,650	\$6,650
Misc (Estimated at \$250/Unit) :							\$1,750	\$1,750
<b>TOTAL EXPENSES</b>							<b>\$37,622</b>	<b>\$40,272</b>
<b>EXPENSES PER UNIT</b>							<b>\$5,375</b>	<b>\$5,753</b>
NET OPERATING INCOME							<b>\$83,533</b>	<b>\$84,903</b>

# INVESTMENT SUMMARY

INVESTMENT SUMMARY	
Price:	\$1,300,000
Price/Unit:	\$185,714
Price/SF:	\$194.79
Current Cap Rate:	6.43%

CURRENT	
<b>CASH FLOW INDICATORS</b>	
Net Operating Income	\$83,533
Debt Service	\$(50,700)
Net Cash Flow	\$32,833
Principal Reduction	\$-
Total Return	7.2%

PROFORMA	
<b>CASH FLOW INDICATORS</b>	
Net Operating Income	\$84,903
Debt Service	\$(50,700)
Net Cash Flow	\$34,203
Principal Reduction	\$-
Total Return	7.5%

PROPOSED FINANCING	
Loan Amount:	\$845,000
Down Payment (35%):	\$455,000
Interest Rate:	6.00%
Loan Type:	Interest Only

VALUE INDICATORS	
CAP Rate	6.43%
Price/Unit	\$185,714
Price/SF	\$194.79
Cash-on-Cash	7.22%

VALUE INDICATORS	
CAP Rate	6.53%
Price/Unit	\$185,714
Price/SF	\$194.79
Cash-on-Cash	7.52%



# SALE COMPARABLES



<b>801 W PRENTICE AVE</b> Littleton, CO 80120		<b>6203-6223 S PRESCOTT ST</b> Littleton, CO 80120		<b>5551 S DELAWARE ST</b> Littleton, CO 80120		<b>2271-2275 S CHEROKEE ST</b> Littleton, CO 80120	
<b>Sale Date</b>	6/20/2025	<b>Sale Date</b>	7/31/2025	<b>Sale Date</b>	1/30/2026	<b>Sale Date</b>	8/8/2025
<b>Sale Price</b>	\$2,050,000	<b>Sale Price</b>	\$1,465,000	<b>Sale Price</b>	\$1,200,000	<b>Sale Price</b>	\$1,250,000
<b>Units</b>	9	<b>Units</b>	6	<b>Units</b>	6	<b>Units</b>	5
<b>Year Built</b>	1960	<b>Year Built</b>	1962	<b>Year Built</b>	1960	<b>Year Built</b>	1954
<b>Price/Unit</b>	\$227,778	<b>Price/Unit</b>	\$244,167	<b>Price/Unit</b>	\$200,000	<b>Price/Unit</b>	\$250,000
<b>Price/SF</b>	\$301.96	<b>Price/SF</b>	\$132.53	<b>Price/SF</b>	\$280.50	<b>Price/SF</b>	\$334.40
<b>Cap Rate</b>	6.18%	<b>Cap Rate</b>	6.20%	<b>Cap Rate</b>	6.30%	<b>Cap Rate</b>	6.16%



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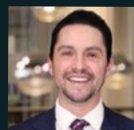


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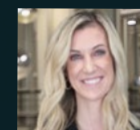


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