OFFERING MEMORANDUM

NORTHPEAK®
COMMERCIAL ADVISORS

809-825 OAK STREET

Lakewood, CO 80215

Price: $1,950,000 | **Units:** 12

INVESTMENT ADVISORS

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PROPERTY SUMMARY

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EXECUTIVE SUMMARY

PROPERTY DETAILS

Address	**809-825 Oak St.** Lakewood, CO 80215
Price	$1,950,000
# of Units	12
Building Size	10,220 SF
Lot Size	27,000 SF
Year Built	1961
Roof	Flat
Building Type	Brick
Heat	Boiler

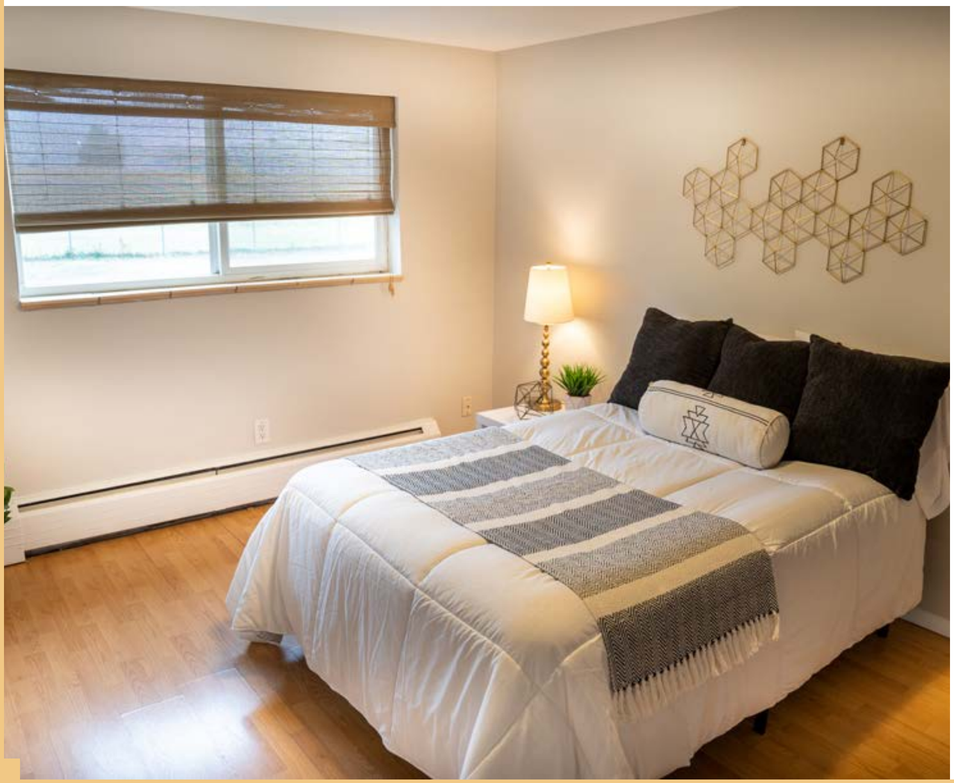
PROPERTY HIGHLIGHTS

- Majority of kitchens and bathrooms renovated
- All units above grade, brick construction, well maintained systems, newer windows
- Blocks from Oak Street Light Rail Station
- Well located near Belmar shopping and dining as well as the Federal Center with over 6,000 employees
- Attractive unit mix with large 1 and 2 bedrooms
- Separately metered electric - tenants pay direct

809–825 Oak Street is a well-maintained 12-unit apartment community in Lakewood. The property features durable brick construction, a desirable mix of spacious one- and two-bedroom units, and the majority of kitchens and bathrooms have been renovated. Updated windows, well-maintained building systems, and separately metered electric service further enhance the property's efficiency and appeal.

Ideally located just blocks from the Oak Street Light Rail Station, the property provides residents with convenient access to downtown Denver, the Belmar shopping and dining district, and the Denver Federal Center, home to more than 6,000 employees.

PROPERTY PHOTOS



LOCATION OVERVIEW

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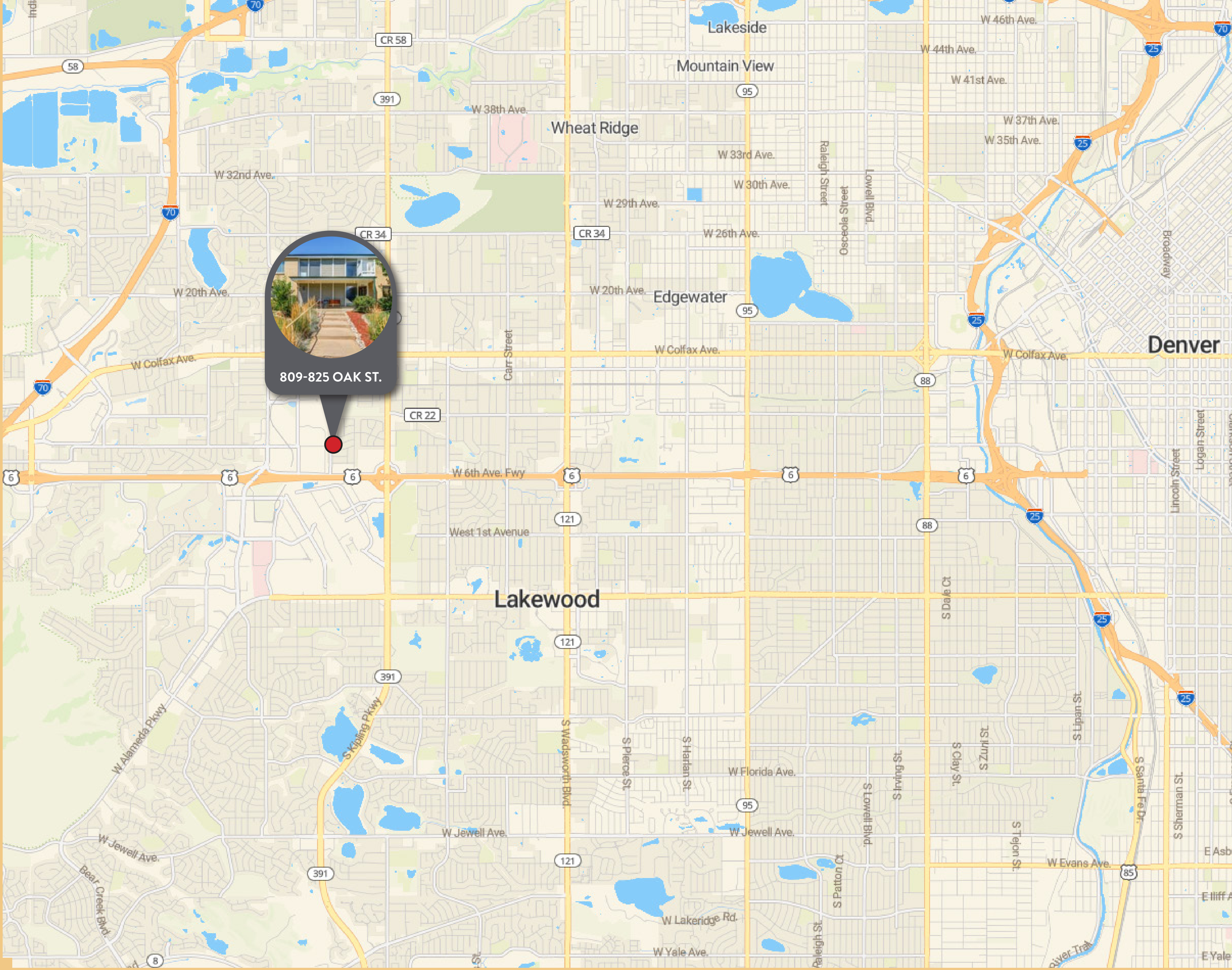
REGIONAL MAP



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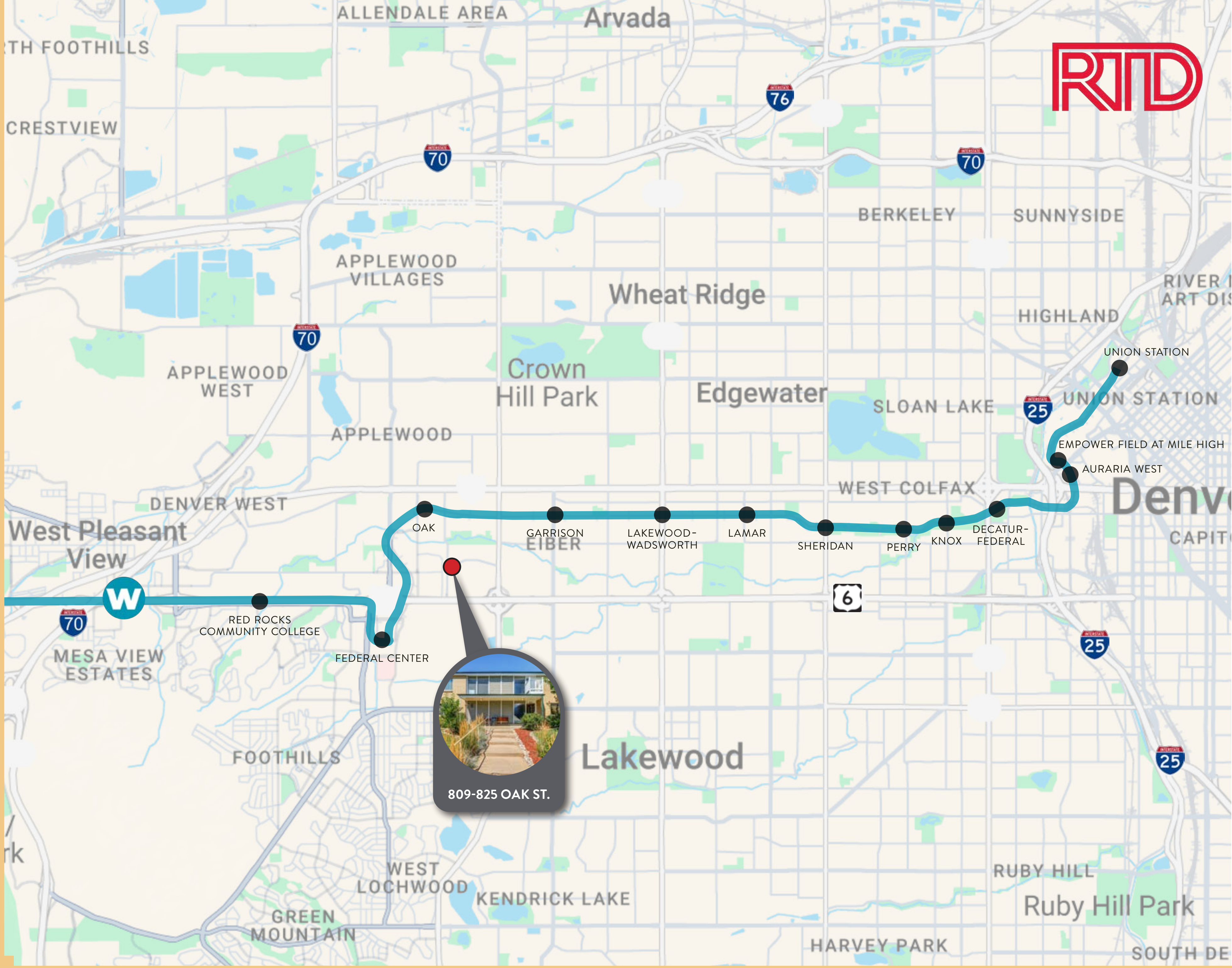
RTD MAP


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
809-825 OAK ST.
ALLENDALE AREA
Arvada
NORTH FOOTHILLS
CRESTVIEW
APPLEWOOD VILLAGES
Wheat Ridge
BERKELEY
SUNNYSIDE
HIGHLAND
APPLEWOOD WEST
Crown Hill Park
Edgewater
SLOAN LAKE
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

RETAIL MAP


W 32nd Ave.
W 29th Ave.
W 26th Ave.
CR 34
W 20th Ave.
W Colfax Ave.
Wide Acres Road
W 14th Ave.
W Line
W 10th Ave.
West 8th Av
W 6th Ave. Fwy
W Alameda Ave.
Sims Street
Eldridge Street
Iris St
Garrison Street
Reed Street
Pierce Street
S Pierce St
CR 220
CR 29
Lakewood
KING Soopers
Walmart
Domino's
LOWE'S
MOUNTAIN TAP
BAR & GRILL
COLORADO MILLS
TARGET
DICK'S SPORTING GOODS
809-825 OAK ST.
Walgreens
RTD
W LINE
Walmart
PETSMART
FEDERAL CENTER
Centura Health.
SPROUTS FARMERS MARKET
IN-N-OUT BURGER
T.J.maxx
DUTCH BROS
Le Peep
STARBUCKS COFFEE
FIREHOUSE SUBS
FOUNDED BY FIREMEN

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
1Bd/1Ba	4	625	$1,145	$4,580	$1,195	$4,780
2Bd/1Ba	8	875	$1,231	$9,848	$1,395	$11,160
TOTALS	**12**	**9,500**		**$14,428**		**$15,940**

INCOME	CURRENT	PRO FORMA
Gross Scheduled Income (GSI)	$173,160	$191,280
Vacancy (5%)	($8,658)	($9,564)
Utility Billback (T12)	$9,352	$9,352
Laundry (T12)	$381	$381
Admin Fees (T12)	$2,475	$-
Lease Term Fees (T12)	$2,915	$-
Other Income (T12 / Adjusted)	$3,124	$3,000
GROSS RENTAL INCOME	**$182,749**	**$194,449**

EXPENSES	CURRENT	PRO FORMA
Property Tax (2026)	$11,211	$11,211
Insurance (Est. $800/Unit)	$9,600	$9,600
Management (7%)	$12,792	$13,611
Gas/Electric (T12)	$6,600	$6,600
Water/Sewer (T12)	$7,587	$7,587
Trash (T12)	$3,613	$3,613
Lawn/Snow (Est. $300/Month)	$3,600	$3,600
Repairs/Maint. (Est. $850/Unit)	$10,200	$10,200
TOTAL EXPENSES	**$65,203**	**$66,022**
TOTAL EXPENSES / UNIT	**$5,434**	**$5,502**
NET OPERATING INCOME	**$117,546**	**$128,427**

FINANCIAL ANALYSIS	CURRENT	PRO FORMA
Net Operating Income	$117,546	$128,427
Projected Debt Service	($99,166)	($99,166)
Before Tax Cash Flow	$18,380	$29,261
Cash-on-Cash Return	3.1%	5.0%
Principal Reduction	$16,762	$16,762
Total Return	$35,143	$46,024
CAP RATE	**6.0%**	**6.6%**

INVESTMENT SUMMARY	
List Price	$1,950,000
Price/Unit	$162,500
Price/SF	$191

FINANCING	
Down Payment (30%)	$585,000
Loan Amount (70%)	$1,365,000
Interest Rate	6.0%
Amortization	30 Years

COMPARABLE SALES

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COMPARABLE SALES

SUBJECT PROPERTY
809-825 Oak St., Lakewood, CO

List Price	$1,950,000
# Units	12
Price/Unit	$162,500
Price/SF	$191
Cap Rate	6.0%
Unit Mix	4 - 1 Bd / 1 Ba 8 - 2 Bd / 1 Ba

1220 Allison St
Lakewood, CO 80214 NORTHPEAK BROKERED #1

Sale Price	$2,350,000
# Units	12
Price/Unit	$195,833
Price/SF	$266
Cap Rate	6.31%
Unit Mix	12 - 2 Bd /1 Ba

10635 W 7th Ave
Lakewood, CO 80215 #2

Sale Price	$1,950,000
# Units	10
Price/Unit	$195,000
Price/SF	$181
Cap Rate	5.90%
Unit Mix	6 - 2 Bd / 1.5 Ba 4 - 3 Bd / 1.5 Ba

10750 W 12th Pl
Lakewood, CO 80215 #3

Sale Price	$1,050,000
# Units	5
Price/Unit	$210,000
Price/SF	$205
Cap Rate	N/A
Unit Mix	4 - 2 Bd / 1 Ba 1 - 3 Bd / 1 Ba

1089 Lee & 1088 Miller St
Lakewood, CO 80215 #4

Sale Price	$2,370,000
# Units	12
Price/Unit	$197,500
Price/SF	$160
Cap Rate	6.41%
Unit Mix	4 - 1 Bd / 1 Ba 8 - 2 Bd / 1.5 Ba

9493 W 14th Ave
Lakewood, CO 80215 #5

Sale Price	$1,741,500
# Units	8
Price/Unit	$217,688
Price/SF	$186
Cap Rate	N/A
Unit Mix	6 - 2 Bd / 1 Ba 2 - 3 Bd / 1 Ba

206 S Pierce St
Lakewood, CO 80226 #6

Sale Price	$1,555,000
# Units	7
Price/Unit	$222,143
Price/SF	$269
Cap Rate	5.72%
Unit Mix	7 - 2 Bd / 1 Ba

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

Sale Price	$1,020,000
# Units	4
Price/Unit	$255,000
Price/SF	$285
Cap Rate	5.72%
Unit Mix	4 - 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 809-825 Oak 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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