

OFFERING MEMORANDUM

PRICE REDUCED



INVESTMENT ADVISORS



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PROPERTY SUMMARY



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EXECUTIVE SUMMARY

PROPERTY DETAILS

Address	5547 S Grant St. Littleton, CO 80120
Price	\$925,000
# of Units	7
Building Size	4,094 SF
Lot Size	6,534 SF
Year Built	1960
Roof	Pitched Shingle
Building Type	Brick

PROPERTY HIGHLIGHTS

- Only \$132,000/unit
- Unit mix of one- and two-bedroom units
- Littleton is a consistent rental market
- Offered above a 6 cap on T12 financials and management
- 100% occupied and low historical vacancy

NorthPeak Commercial Real Estate Advisors is pleased to present **5547 S. Grant Street**, a fully occupied 7-unit brick multifamily property in Littleton, Colorado. Offered at \$925,000 — this asset is competitively priced in one of the Denver area's most consistent rental submarkets.

Offered at just over \$132,000/unit and roughly \$226/ft, this building can support professional management and still yield a new investor better than a 6 cap on its current performance.

Historically low vacancy has limited the Seller's need to update units and push rents. But an opportunistic investor will immediately identify potential in this property. Great bones, solid structure, and consistent cash flow. 5547 S Grant is a great opportunity for the next investor looking to grow their multifamily portfolio in Littleton.



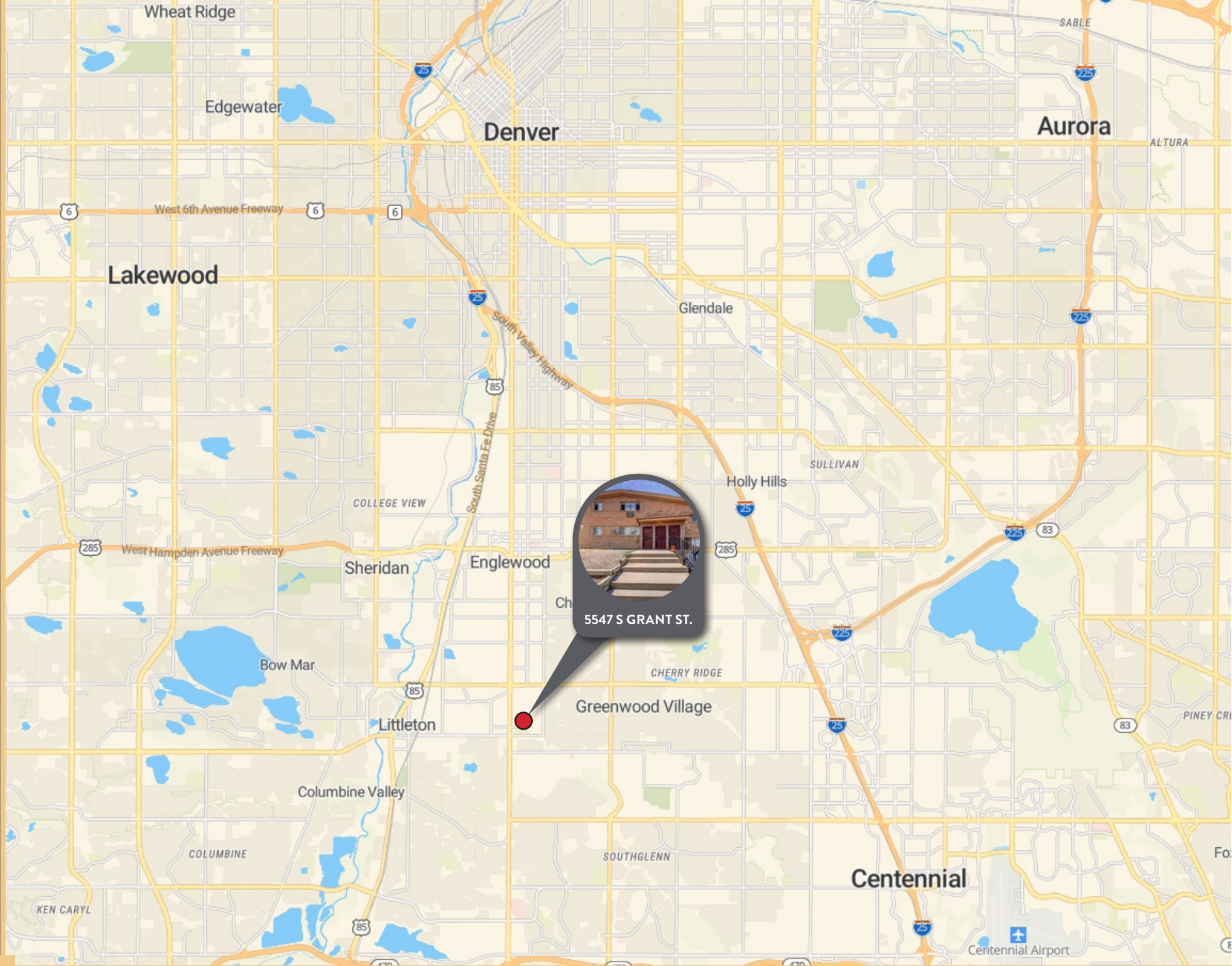




LOCATION OVERVIEW



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HISTORIC DOWNTOWN LITTLETON

Melting Pot

JAKE'S brew bar
LITTLETON, CO

VIEWHOUSE CHASE

— EATERY, BAR & ROOFTOP —

Inside Scoop Creamery

SMOKIN FINS LITTLETON

JACKASS HILL
BREWERY



STERNE PARK



5547 S GRANT ST.



KETRING PARK



LITTLETON

Littleton has nearly 1,500 acres of parks and open space. Rack up some miles on more than 35 miles of bikeways, including the Highline Canal, Columbine and Lee Gulch trails. Residents can also spend the day swimming, kayaking or standup paddleboarding at Chatfield Reservoir.

One of the newest additions to Littleton is the Farm House at Breckenridge Brewery. This ranch-style campus includes a restaurant with fresh, local salads, sandwiches, entrees and desserts; a dog-friendly outdoor beer garden; and a brewing facility that produces 65,000 barrels per year.

The Littleton Museum is situated on a spacious 14 acres next to Ketring Lake. This living-history farm, recognized as an Affiliate of the Smithsonian Institution, recreates life on two farms from the 1860s and 1890s. Stepping through its gates is like stepping back in time. Imagine what it was like to go to class in the old schoolhouse, to churn the butter for your bread, make a quilt to keep you warm at night or watch the village blacksmith at work. Galleries and exhibits, with thousands of local artifacts, further interpret the area's history.

Littleton is accessible from downtown via the RTD Light Rail C or D lines. You can also bike a portion of the 85 miles of bike trails to Littleton from downtown Denver by following the Platte River Trail south to Chatfield State Park in Englewood to the Mary Carter Greenway Trail.





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
1Br/1Ba	6	579	\$1,168	\$7,008	\$1,200	\$7,200
2Br/1Ba	1	700	\$1,250	\$1,250	\$1,300	\$1,300
TOTALS	7	4,175		\$8,258		\$8,500

INCOME	CURRENT	PRO FORMA
Gross Scheduled Income (GSI)	\$99,096	\$102,000
Vacancy (5%)	(\$4,955)	(\$5,100)
Other Income	\$7,085	\$7,085
GROSS RENTAL INCOME	\$101,226	\$103,985

EXPENSES	CURRENT	PRO FORMA
Property Taxes (1)	\$6,677	\$6,677
Insurance (2)	\$5,759	\$5,759
Property Management (3)	\$7,086	\$7,086
Gas/Electricity (4)	\$3,104	\$3,104
Water/Sewer (4)	\$4,511	\$4,511
Trash (4)	\$1,280	\$1,280
Repairs & Maintenance (5)	\$5,600	\$5,600
TOTAL EXPENSES	\$42,185	\$42,185
TOTAL EXPENSES / UNIT	\$6,026	\$6,026
NET OPERATING INCOME	\$59,041	\$61,800

FINANCIAL ANALYSIS	CURRENT	PRO FORMA
Net Operating Income	\$59,041	\$61,800
Projected Debt Service	(\$47,841)	(\$47,841)
Before Tax Cash Flow	\$11,200	\$13,959
Cash-on-Cash Return	4.04%	5.03%
Principal Reduction	\$7,587	\$7,587
Total Return	6.77%	7.76%
CAP RATE	6.38%	6.68%

INVESTMENT SUMMARY	
List Price	\$925,000
Price/Unit	\$132,143
Price/SF	\$225.94

FINANCING	
Loan Amount (70%)	\$647,500
Down Payment (30%)	\$277,500
Interest Rate	6.25%
Amortization	30 Years

- Property Taxes:** Current/Projected based on 2026 actual expense
- Property Insurance:** Current/Projected based on 2025 actual expense
- Property Management:** Based on 7% EGI
- Utilities and Trash:** Current/Projected based on T12
- Repairs & Maintenance:** Current/Projected based on \$800/unit/year budget



COMPARABLE SALES



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COMPARABLE SALES



SUBJECT PROPERTY
5547 S Grant St., Littleton, CO 80120


Sale Date	JUST LISTED
List Price	\$925,000
# Units	7
Price/Unit	\$132,143
Price/SF	\$226



5551 S Delaware St
Littleton, CO 80120  #1

Sale Date	1/30/26
Sale Price	\$1,200,000
# Units	6
Price/Unit	\$200,000
Price/SF	\$281



791 W Prentice Ave
Littleton, CO 80120  #2

Sale Date	1/6/26
Sale Price	\$1,777,500
# Units	12
Price/Unit	\$148,125
Price/SF	\$236



62 W Ida Ave
Littleton, CO 80120 #3

Sale Date	12/15/25
Sale Price	\$950,000
# Units	6
Price/Unit	\$158,333
Price/SF	\$203



92 W Ida Ave
Littleton, CO 80120 #4

Sale Date	12/15/25
Sale Price	\$910,000
# Units	6
Price/Unit	\$151,667
Price/SF	\$233



497 W Powers Ave
Littleton, CO 80120 #5

Sale Date	9/2/25
Sale Price	\$1,750,000
# Units	12
Price/Unit	\$145,833
Price/SF	\$205



5551 S Delaware St
Littleton, CO 80120  #6

Sale Date	3/20/25
Sale Price	\$900,000
# Units	6
Price/Unit	\$150,000
Price/SF	\$210

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 5547 S Grant St., Littleton, CO 80120 (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.



SCOTTS DALE | 5547 S GRANT ST. | LITTLETON, CO

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