

OFFERING MEMORANDUM

PRICE REDUCTION



287-293 S HOYT STREET

Lakewood, CO 80226

Price: ~~\$1,100,000~~ \$1,025,000 | **Units:** 4

INVESTMENT ADVISORS



Dan Hawthorne
Senior Advisor

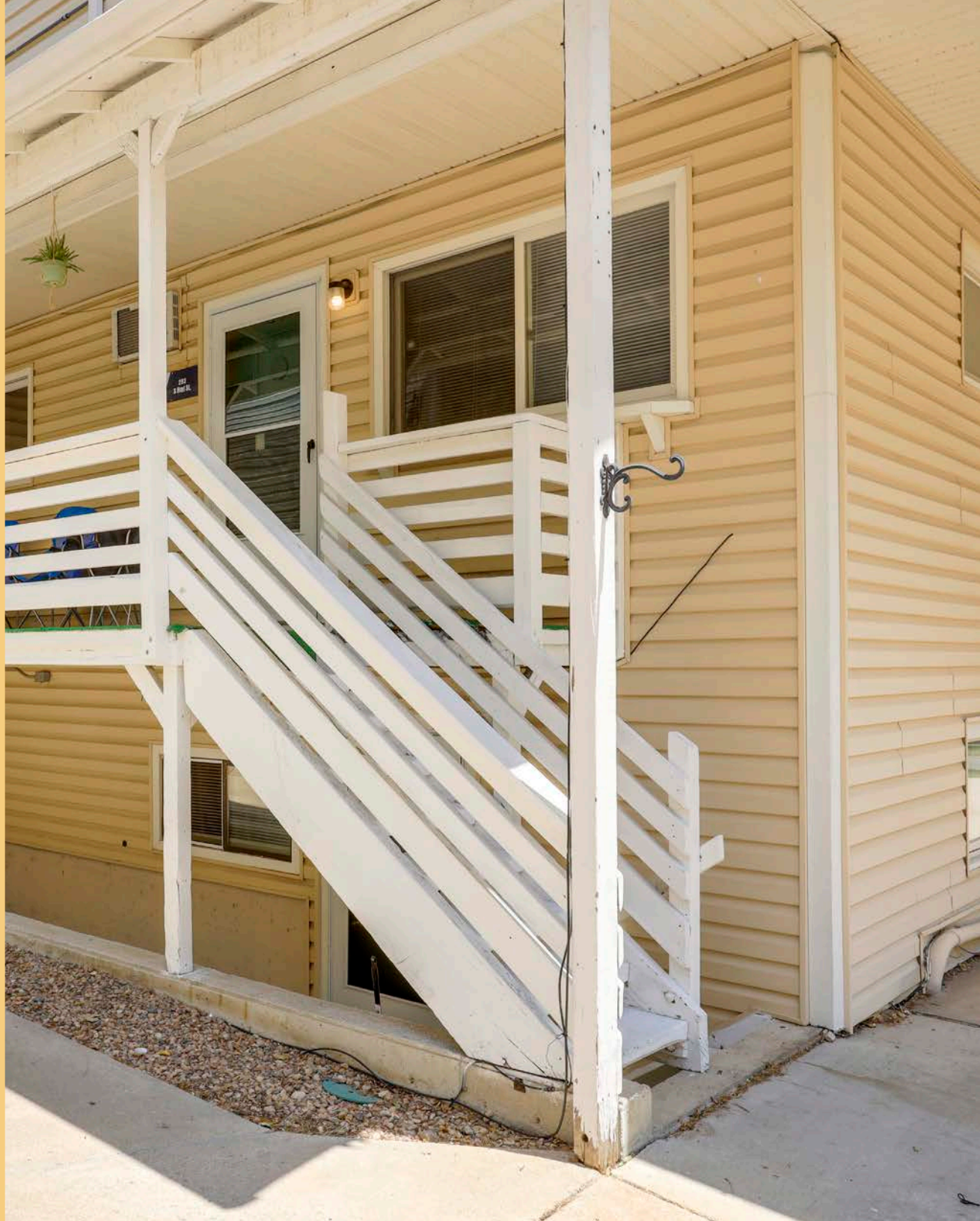
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PROPERTY SUMMARY



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EXECUTIVE SUMMARY

PROPERTY DETAILS

Address	287-293 S Hoyt St. Lakewood, CO 80226
Price	\$1,025,000
# of Units	4
Building Size	5,766 SF
Year Built	1981
Roof	Pitched
Building Type	Wood
Heat	Boiler
Off-Street Parking	Community Parking

PROPERTY HIGHLIGHTS

- Spacious 3Bd/2Ba townhome style units
- In-unit laundry
- Separately metered for electricity
- Ample off-street parking

287-293 S Hoyt Street offers investors the opportunity to acquire a well-maintained 4-unit apartment building ideally situated in the heart of Lakewood, just under two miles from the vibrant Belmar shopping district, with convenient access to Kipling and Alameda.

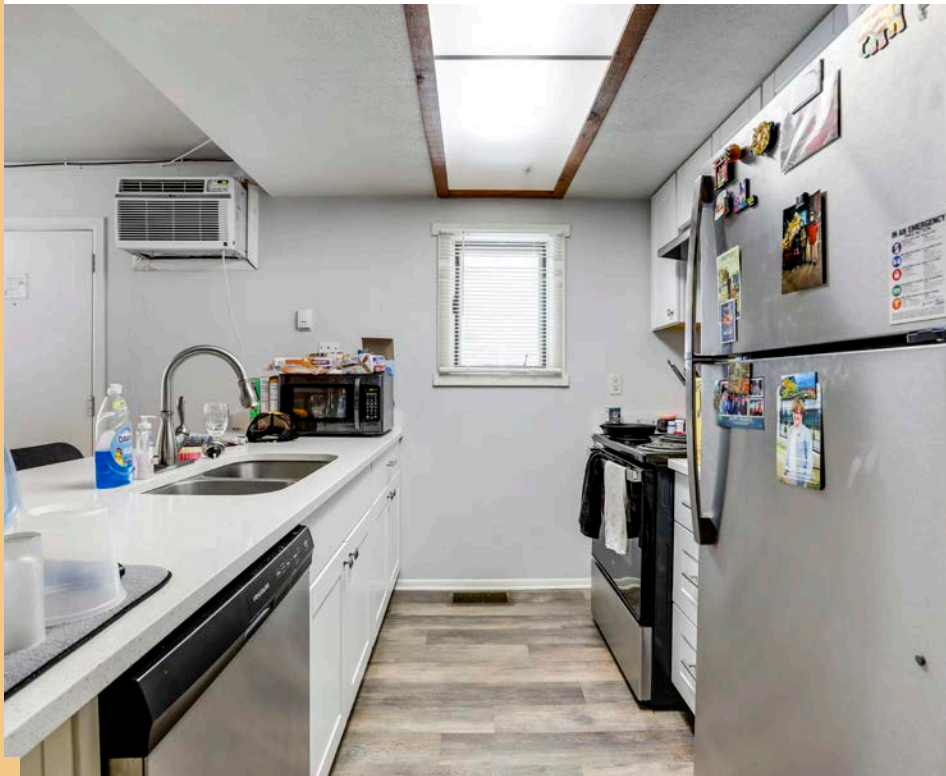
Constructed in 1981, the property features four spacious, townhome-style units, each thoughtfully laid out across three levels and ranging from approximately 1,388 to 1,522 square feet. Each unit offers an identical floorplan:

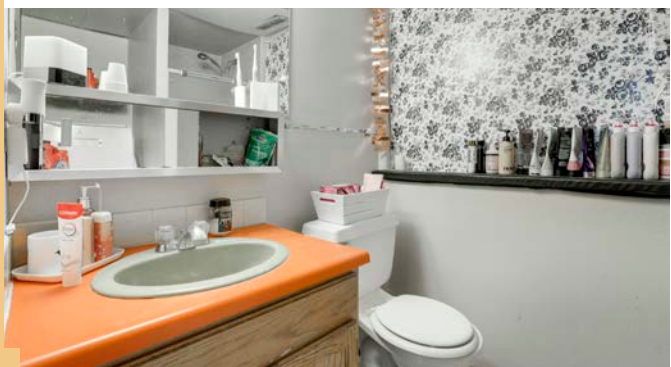
- **Garden Level:** Includes a walk-out patio, one bedroom, a full bathroom, and in-unit laundry
- **Main Floor:** Open-concept kitchen and living area, plus patio
- **Top Floor:** Two bedrooms and a full bathroom

One of the four units has been recently renovated with modern finishes throughout, including new flooring, a fully updated kitchen, and remodeled bathrooms — representing approximately \$30,000 in capital improvements.

Building is separately metered for electricity and heated via a boiler system. Property is governed by an HOA that covers water, sewer, gas, trash, and common area maintenance.

This is an excellent opportunity to acquire a stable, low maintenance asset north of a 6% CAP rate with upside.



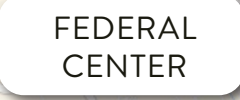




LOCATION OVERVIEW



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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

UNIT TYPE	NO. OF UNITS	APPROX. SF	CURRENT RENT	PRO FORMA RENT
3Bd/2Ba	1	1,430	\$2,000	\$2,200
3Bd/2Ba	1	1,388	\$2,100	\$2,200
3Bd/2Ba	1	1,484	\$2,000	\$2,200
3Bd/2Ba	1	1,522	\$2,195	\$2,400
TOTALS	4	5,824	\$8,295	\$9,000

INCOME	CURRENT	PRO FORMA
Gross Scheduled Income (GSI)	\$99,540	\$108,000
Vacancy (3%)	(\$2,986)	(\$3,240)
GROSS RENTAL INCOME	\$96,554	\$104,760
EXPENSES	CURRENT	PRO FORMA
Property Tax	\$5,213	\$5,213
Insurance (\$1,000/Unit)	\$5,228	\$4,000
Utilities	\$46	\$46
HOA	\$15,000	\$15,000
Repairs/Maint. (\$1,000/Unit)	\$2,137	\$4,000
TOTAL EXPENSES	\$27,624	\$28,259
TOTAL EXPENSES / UNIT	\$6,906	\$7,065
NET OPERATING INCOME	\$68,930	\$76,501

FINANCIAL ANALYSIS	CURRENT	PRO FORMA
Net Operating Income	\$68,930	\$76,501
Projected Debt Service	(\$49,227)	(\$49,227)
Before Tax Cash Flow	\$19,703	\$27,274
Cash-on-Cash Return	5.5%	7.6%
Principal Reduction	\$7,807	\$7,807
Total Return	\$27,510	\$35,082
CAP RATE	6.72%	7.46%

INVESTMENT SUMMARY	
List Price	\$1,025,000
Price/Unit	\$256,250
Price/SF	\$178

FINANCING	
Loan Amount	\$666,250 (65%)
Down Payment	\$358,750 (35%)
Interest Rate	6.25%
Amortization	30 Years

COMPARABLE SALES



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COSTAR - 4-UNITS - LAKEWOOD - SOLD WITHIN THE LAST YEAR (7.1.2024 TO PRESENT)

COMPARABLE SALES



SUBJECT PROPERTY

287-293 S Hoyt St., Lakewood, CO

Sale Date	JUST LISTED
List Price	\$1,025,000
Year Built	1981
# Units	4
Price/SF	\$178
Price/Unit	\$256,250
Cap Rate	6.72%



10491 W 7th Pl
Lakewood, CO 80215



#1

Sale Date	6/27/2025
Sale Price	\$1,020,000
Year Built	1959
# Units	4
Price/SF	\$285
Price/Unit	\$255,000
Cap Rate	5.72%



10541 W 7th Pl
Lakewood, CO 80215



#2

Sale Date	12/17/2024
Sale Price	\$995,000
Year Built	1959
# Units	4
Price/SF	\$307
Price/Unit	\$248,750
Cap Rate	4.69%



1680 Yukon St
Lakewood, CO 80214

#3

Sale Date	11/27/2024
Sale Price	\$700,000
Year Built	1961
# Units	4
Price/SF	\$255
Price/Unit	\$175,000
Cap Rate	N/A



1072 S Arbutus Street
Lakewood, CO 80228

#4

Sale Date	11/19/2024
Sale Price	\$1,275,000
Year Built	1969
# Units	4
Price/SF	\$223
Price/Unit	\$318,750
Cap Rate	N/A



989 Upham Court
Lakewood, CO 80214

#5

Sale Date	9/25/2024
Sale Price	\$900,000
Year Built	1956
# Units	4
Price/SF	\$283
Price/Unit	\$225,000
Cap Rate	6.00%



761 Oak Street
Lakewood, CO 80215



#6

Sale Date	9/18/2024
Sale Price	\$841,667
Year Built	1961
# Units	4
Price/SF	\$235
Price/Unit	\$210,417
Cap Rate	N/A



759 Oak Street
Lakewood, CO 80215



#7

Sale Date	9/18/2024
Sale Price	\$841,667
Year Built	1961
# Units	4
Price/SF	\$235
Price/Unit	\$210,417
Cap Rate	N/A

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 287-293 S Hoyt St., Lakewood, CO 80226 (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.



287-293 S HOYT ST. | LAKEWOOD, CO

INVESTMENT ADVISOR:

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