

OFFERING MEMORANDUM

PRICE REDUCED



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PROPERTY SUMMARY



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EXECUTIVE SUMMARY

PROPERTY DETAILS

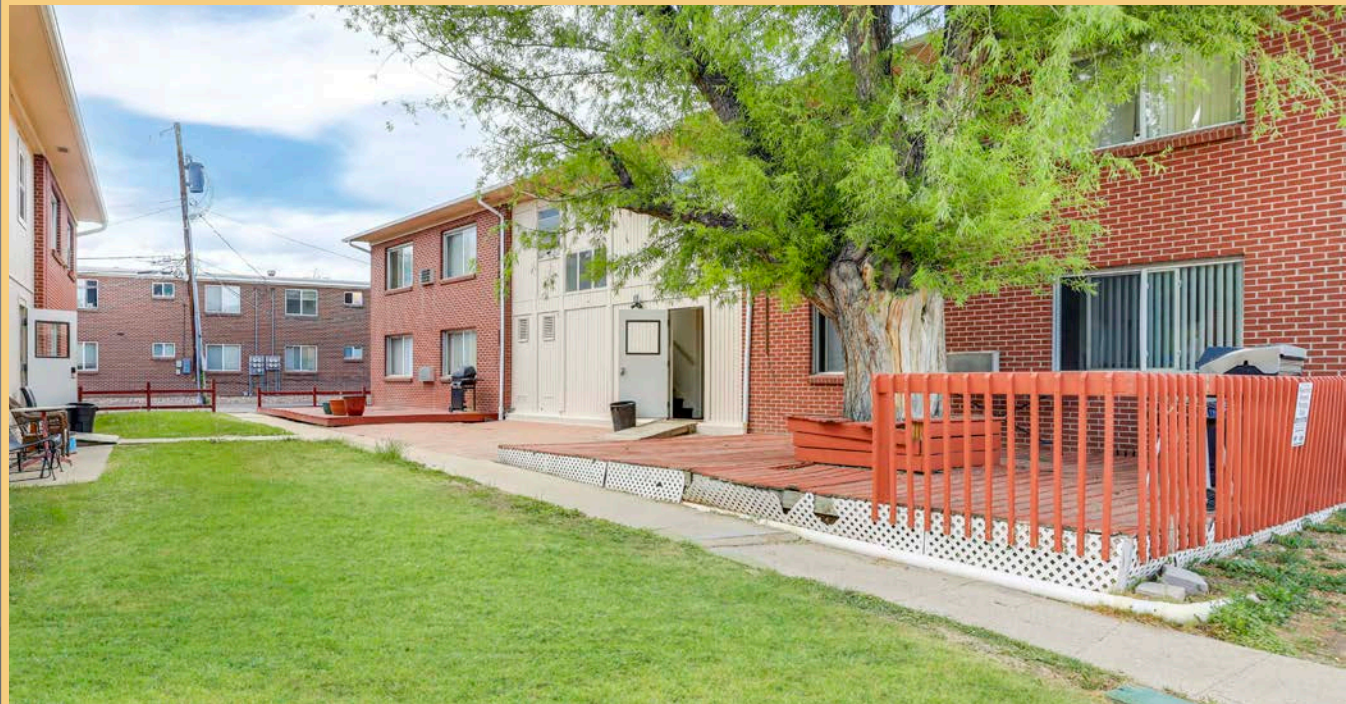
Address	1285-1295 Ammons St. Lakewood, CO 80214
Price	\$2,225,000
# of Units	10
Building Size	10,220 SF
Lot Size	19,950 SF
Year Built/Renov.	1961
Roof	Pitched
Building Type	Brick
Heat	Boiler

PROPERTY HIGHLIGHTS

- Current 7.6% CAP!
- High growth location with walkability to Wadsworth Light Rail Station
- Recent updates include boilers, water heaters, windows, and electrical
- Well maintained units with dishwashers; achieving strong rents
- Separately metered electric - tenants pay direct

1285-1295 Ammons is a 10-unit investment property in a high growth submarket. The buildings were constructed in 1961 and have had extensive recent improvements including boilers, water heaters, windows, and electrical. There is also a diverse unit mix that will perform well in all markets, consisting of two (2) - 1Bd/1Ba, four (4) 2Bd/1Ba, and four (4) - 3Bd/1Ba. The units are well maintained with dishwashers and achieving strong rents.

This deal is located in a high growth submarket with walkability to the Wadsworth Light Rail Station. There has been large scale redevelopment in the area including class A apartments, retail, and townhomes. For the right investor, this is an opportunity to buy a deal in a great location that will continue to improve over time.



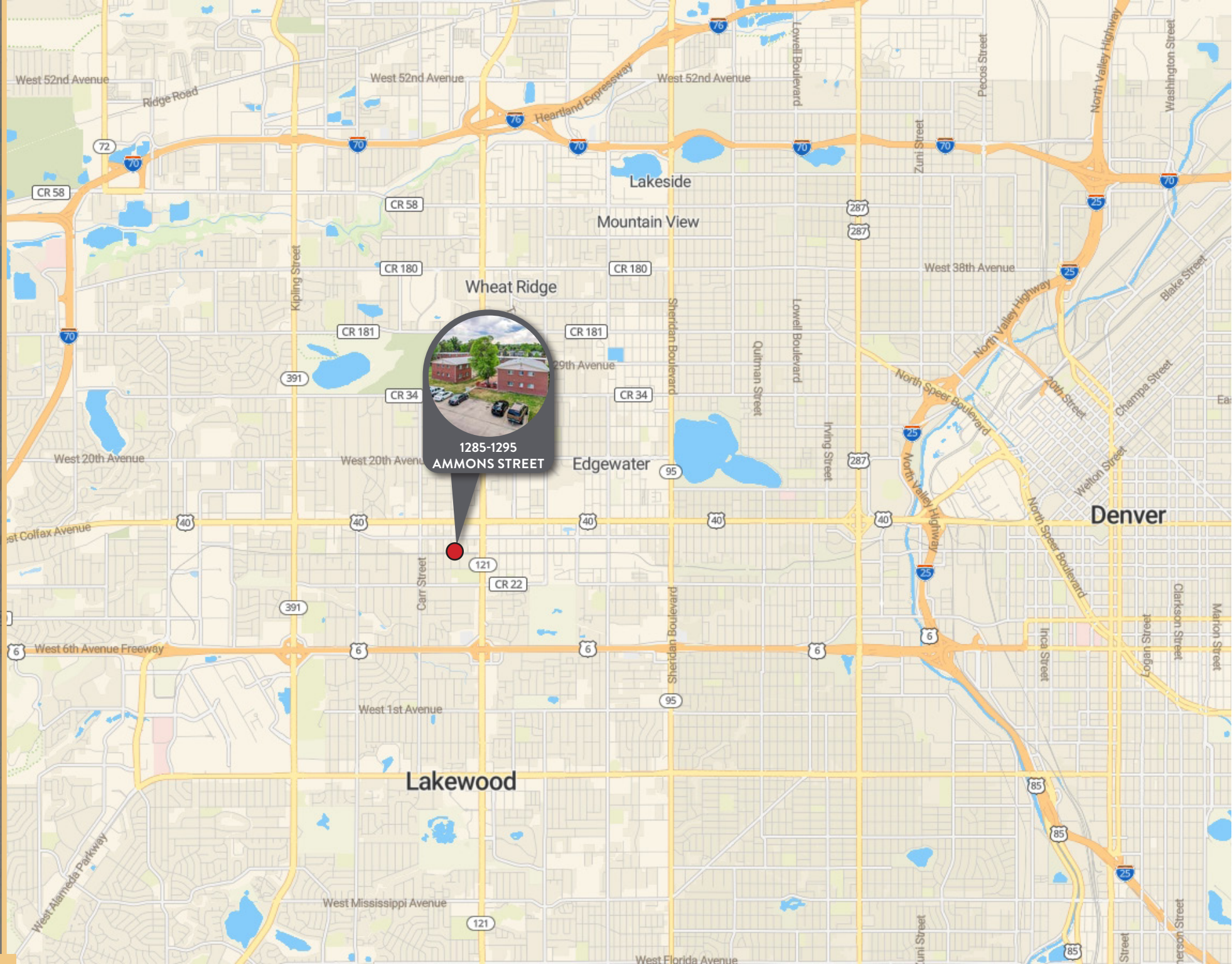


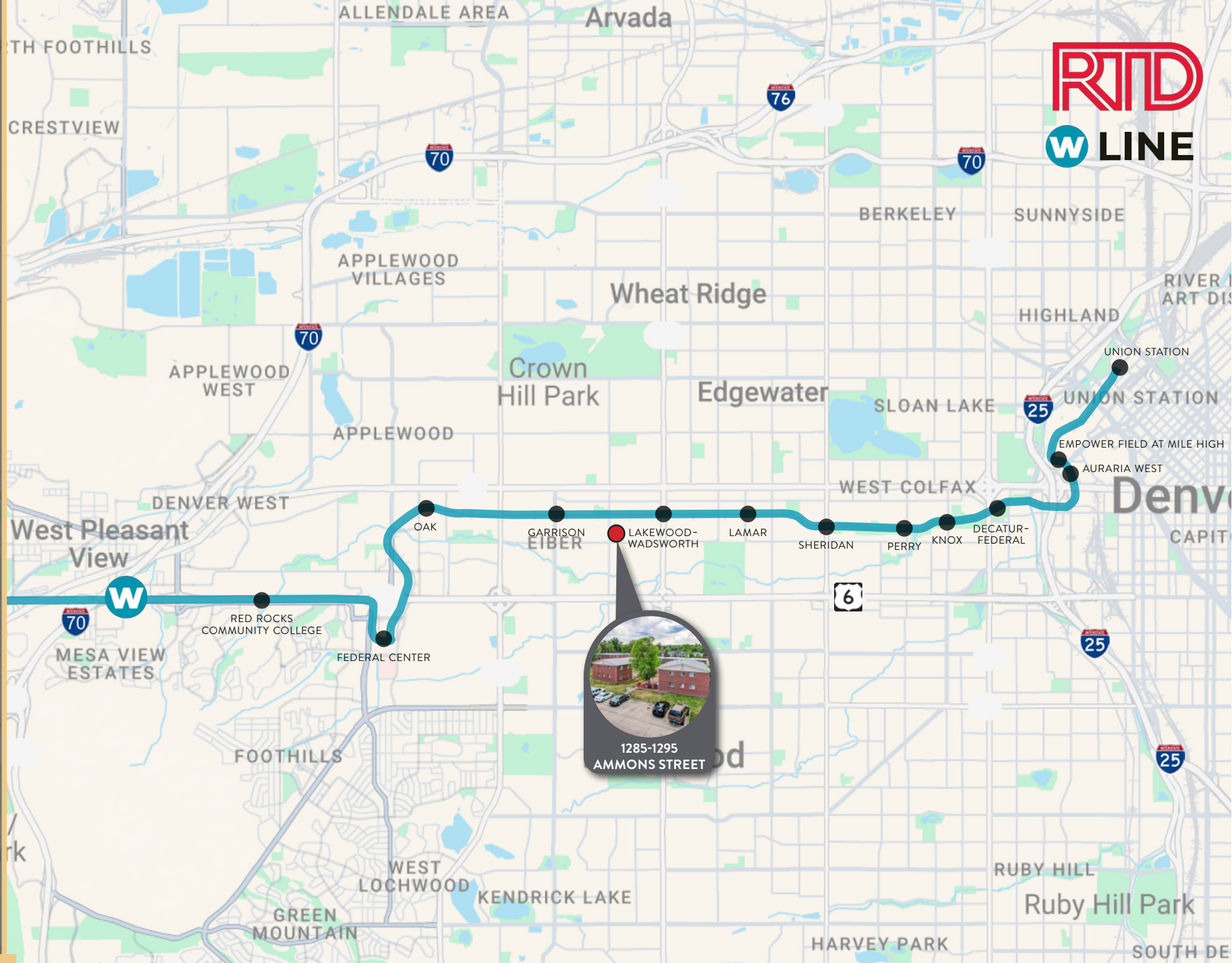


LOCATION OVERVIEW



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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	MONTHLY INCOME
1Bd/1Ba	2	650	\$1,526	\$3,052
2Bd/1Ba	4	850	\$1,810	\$7,240
3Bd/1Ba	4	1,000	\$2,447	\$9,788
TOTALS	10	8,700		\$20,080

INCOME	CURRENT
Gross Scheduled Income (GSI)	\$240,924
Vacancy (5%)	(\$12,046)
Laundry & Vending	\$2,100
GROSS RENTAL INCOME	\$230,978
EXPENSES	CURRENT
Property Tax (2026)	\$8,307
Insurance (\$800/Unit)	\$8,000
Gas/Electric (T12)	\$7,489
Water/Sewer (T12)	\$9,067
Trash (T12)	\$2,312
Lawn/Snow (\$200/Month)	\$2,400
Management (7%)	\$16,168
Repairs/Maint. (\$850/Unit)	\$8,500
TOTAL EXPENSES	\$62,243
TOTAL EXPENSES / UNIT	\$6,224
NET OPERATING INCOME	\$168,735

FINANCIAL ANALYSIS	CURRENT
Net Operating Income	\$168,735
Projected Debt Service	(\$98,638)
Before Tax Cash Flow	\$70,097
Cash-on-Cash Return	7.9%
Principal Reduction	\$15,643
Total Return	\$85,740
CAP RATE	7.6%

INVESTMENT SUMMARY		FINANCING	
List Price	\$2,225,000	Down Payment (40%)	\$890,000
Price/Unit	\$222,500	Loan Amount (60%)	\$1,335,000
Price/SF	\$218	Interest Rate	6.25%
		Amortization	30 Years



COMPARABLE
SALES



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**SUBJECT PROPERTY**

1285-1295 Ammons St., Lakewood, CO

Sale Date	JUST LISTED
Year Built	1961
Price/Unit	\$222,500
Price/SF	\$218
Cap Rate	7.6%
Unit Mix	2 - 1 Bd / 1 Ba 4 - 2 Bd / 1 Ba 4 - 3 Bd / 1 Ba

10345-10365 W 41st Ave
Wheat Ridge, CO 80033

#1

Sale Date	4/6/26
Year Built/Renov.	1962/2019
Price/Unit	\$208,571
Price/SF	\$367
Cap Rate	6.31%
Unit Mix	7 - 1 Bd / 1 Ba

6160 W 17th Ave
Lakewood, CO 80214

#2

Sale Date	11/24/25
Year Built	1959
Price/Unit	\$245,000
Price/SF	\$285
Cap Rate	N/A
Unit Mix	5 - 2 Bd / 1 Ba

7710 W 35th Ave
Wheat Ridge, CO

#3

Sale Date	11/12/25
Year Built	1974
Price/Unit	\$200,000
Price/SF	\$259
Cap Rate	6.19%
Unit Mix	6 - 1 Bd / 1 Ba 4 - 2 Bd / 1 Ba

206 S Pierce St
Lakewood, CO 80226

#4

Sale Date	9/16/25
Year Built	1962
Price/Unit	\$222,143
Price/SF	\$269
Cap Rate	5.72%
Unit Mix	7 - 2 Bd / 1 Ba

1115 Carr St
Lakewood, CO

#5

Sale Date	7/16/25
Year Built	1959
Price/Unit	\$283,333
Price/SF	\$177
Cap Rate	6.48%
Unit Mix	6 - 3 Bd / 1 Ba

4560 Everett St
Wheat Ridge, CO 80033

#6

Sale Date	6/16/25
# Units	7
Price/Unit	\$242,857
Price/SF	\$291
Cap Rate	5.93%
Unit Mix	1 - 1 Bd / 1 Ba 6 - 2 Bd / 1 Ba

5269-5297 W Center
Lakewood, CO 80226

#7

Sale Date	1/29/25
Year Built	1983
Price/Unit	\$250,000
Price/SF	\$271
Cap Rate	6.30%
Unit Mix	14 - 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 1285-1295 Ammons St., Lakewood, CO 80214 (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.



1285-1295 AMMONS ST. | LAKEWOOD, CO

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