OFFERING MEMORANDUM

PRICE REDUCTION

NORTHPEAK®
COMMERCIAL ADVISORS

VILLA ROSA APARTMENTS

10705 W 7th Ave. | Lakewood, CO 80215

Price: ~~$1,695,000~~ $1,620,000 | **Units:** 9

INVESTMENT ADVISORS

Hunter Schaefer
Senior Advisor
925-989-8930
Hunter@NorthPeakCRE.com

Jack Sherman
Senior Advisor
303-903-9638
Jack@NorthPeakCRE.com

NORTHPEAK®
COMMERCIAL ADVISORS

NorthPeak Commercial Advisors
1720 S Bellaire St. Suite 701
Denver, CO 80222
720-738-1949 · NorthPeakCRE.com

PROPERTY SUMMARY

NORTHPEAK®
COMMERCIAL ADVISORS

EXECUTIVE SUMMARY

PROPERTY DETAILS

Address	**10705 W 7th Ave.** Lakewood, CO 80215
Price	$1,620,000
# of Units	9
Building Size	7,616 SF
Lot Size	18,034 SF
Year Built	1974
Roof	Pitched
Building Type	Brick
Heat	Boiler
Zoning	5-R
Off-Street Parking	18 Spaces

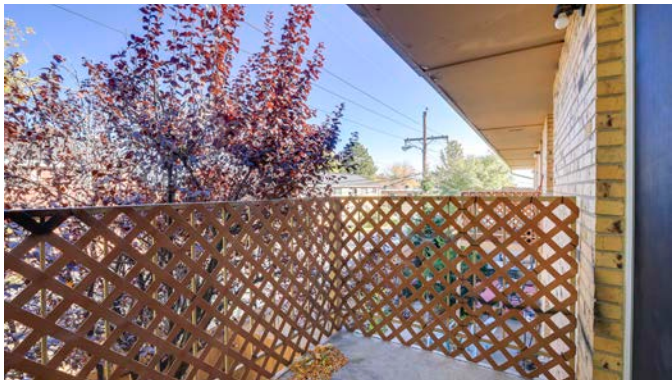
PROPERTY HIGHLIGHTS

- Extensive recent updates - boiler (2022), roof (est. 2018), windows (est. 2015), parking lot (2025), stairs (est. 2015), electrical panels, flatwork, and landscaping
- Updated units with extra storage space and private patios/balconies
- Attractive 2:1 parking ratio
- Easy access to the mountains and downtown Denver via Highway 6
- Nearby shopping/dining at Belmar and major employment hub at the Federal Center

Villa Rosa Apartments is a 9 unit property composed of 7 two bedrooms and 2 three bedrooms. The building is in great condition, built in 1974 with extensive recent upgrades including boiler (2022), roof (est. 2018), windows (est. 2015), parking lot (2025), stairs (est. 2015), flatwork, and landscaping. The units boast updated interiors, extra storage space, and private patios/balconies.

Tenants enjoy on site laundry and ample off street parking as well as easy access to Belmar shopping/dining, the Federal Center, and the mountains. For the right investor, this is the perfect opportunity to buy a well maintained property in a strong location.

PROPERTY PHOTOS



LOCATION OVERVIEW

NORTHPEAK®
COMMERCIAL ADVISORS

REGIONAL MAP

RETAIL MAP

KING Soopers
LOWE'S
Walmart
Chipotle Mexican Grill
Domino's
MOUNTAIN TAP
SUDS GRUB
BAR & GRILL
GOLDEN, CO
Walgreens
RTD
OAK STATION
RTD
W LINE
COLORADO MILLS
TARGET
DICK'S SPORTING GOODS
VILLA ROSA APTS.
Walmart
EINSTEIN BROS BAGELS
planet fitness
PETSMART
FEDERAL CENTER
Dutch Bros
Le Peep
Chipotle Mexican Grill
Starbucks Coffee
FIREHOUSE SUBS
FOUNDED BY FIREMEN
Centura Health
SPROUTS FARMERS MARKET
IN-N-OUT BURGER
T.J.maxx
Lakewood
W 32nd Ave.
W 29th Ave.
W 26th Ave.
W 20th Ave.
W Colfax Ave.
W Line
W 14th Ave.
W 10th Ave.
W 6th Ave. Fwy
W Alameda Ave.
Wide Acres Road
Simms Street
Eldridge Street
Youngfield St.
Iris St.
Reed Street
Pierce Street
S Pierce St.
Oak Street
Garrison Street
West 8th Ave.
Service Rd.
CR 34
CR 220
CR 22
CR 29
391
40
6
121
70

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

NORTHPEAK®
COMMERCIAL ADVISORS

UNIT MIX & INVESTMENT ANALYSIS

UNIT TYPE	NO. OF UNITS	APPROX. SF	CURRENT RENT	MONTHLY INCOME
2Bd/1Ba	7	750	$1,436	$10,052
3Bd/1Ba	2	890	$1,773	$3,546
TOTALS	**9**	**7030**		**$13,598**

INCOME	CURRENT
Gross Scheduled Income (GSI)	$166,802
Vacancy (5%)	($8,340)
Laundry (T12)	$1,678
Utility Billback (T12)	$6,305
Other/Misc. (T12)	$3,112
GROSS RENTAL INCOME	**$166,078**

EXPENSES	CURRENT
Property Tax (2025)	$8,346
Insurance (Est. $800/Unit)	$7,200
Gas/Electric (T12)	$5,945
Water/Sewer (T12)	$3,652
Trash (T12)	$3,365
Lawn/Snow (T12)	$3,219
Management (7%)	$11,625
Repairs/Maint. ($1,000/Unit)	$9,000
TOTAL EXPENSES	**$52,352**
TOTAL EXPENSES / UNIT	**$5,817**
NET OPERATING INCOME	**$113,726**

FINANCIAL ANALYSIS	CURRENT
Net Operating Income	$113,726
Projected Debt Service	($75,759)
Before Tax Cash Flow	$37,966
Cash-on-Cash Return	6.7%
Principal Reduction	$12,931
Total Return	$50,897
CAP RATE	**7.0%**

INVESTMENT SUMMARY	
List Price	$1,620,000
Price/Unit	$180,000
Price/SF	$213

FINANCING	
Loan Amount	$1,053,000 (65%)
Down Payment	$567,000 (35%)
Interest Rate	6.00%
Amortization	30 Years

COMPARABLE SALES

NORTHPEAK®
COMMERCIAL ADVISORS

COMPARABLE SALES

206 S Pierce St
Lakewood, CO 80226

#1

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

1025 Ammons St
Lakewood, CO 80214

#2

Sale Date	4/15/25
Year Built	1959
Price/Unit	$201,389
Price/SF	$297
Cap Rate	N/A
Unit Mix	4 - 1 Bd / 1 Ba 14 - 2 Bd / 1 Ba

5269-5297 W Center
Lakewood, CO 80226

NORTHPEAK BROKERED

#3

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

1320 Ammons St
Lakewood, CO 80214

NORTHPEAK BROKERED

#4

Sale Date	1/6/25
Year Built	1961
Price/Unit	$196,429
Price/SF	$220
Cap Rate	6.20%
Unit Mix	5 - 1 Bd / 1 Ba 9 - 2 Bd / 1 Ba

4851 W 11th Ave
Denver, CO 80204

#5

Sale Date	10/1/24
Year Built	1942
Price/Unit	$233,333
Price/SF	$328
Cap Rate	6.66%
Unit Mix	2 - 1 Bd / 1 Ba 4 - 2 Bd / 1 Ba

757-761 Oak St
Lakewood, CO 80215

NORTHPEAK BROKERED

#6

Sale Date	9/16/24
Year Built	1961
Price/Unit	$210,417
Price/SF	$235
Cap Rate	6.40%
Unit Mix	12 - 2 Bd / 1 Ba

162-174 S Ingalls St
Lakewood, CO 80226

#7

Sale Date	9/4/24
Year Built	1961
Price/Unit	$190,714
Price/SF	$230
Cap Rate	N/A
Unit Mix	2 - 1 Bd / 1 Ba 5 - 2 Bd / 1 Ba

10500 W 8th Ave.
Lakewood, CO 80215

NORTHPEAK BROKERED

#8

Sale Date	11/30/23
Year Built	1960
Price/Unit	$168,750
Price/SF	$292
Cap Rate	6.20%
Unit Mix	8 - 1 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 10705 W 7th Ave., 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.

NORTHPEAK®
COMMERCIAL ADVISORS

INVESTMENT ADVISORS:

HUNTER SCHAEFER
Senior Advisor
925-989-8930
Hunter@NorthPeakCRE.com

JACK SHERMAN
Senior Advisor
303-903-9638
Jack@NorthPeakCRE.com

NORTHPEAK®
COMMERCIAL ADVISORS

1720 S Bellaire St. Suite 701 | Denver, CO 80222
720-738-1949 | www.NorthPeakCRE.com