OFFERING MEMORANDUM

CURRENT CAP RATE OF 7.34%

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SCOTTS DALE

5547 S Grant St. | Littleton, CO 80121

Price: ~~$975,000~~ $900,000 | **Units:** 7

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	$900,000
# of Units	7
Building Size	4,094 SF
Lot Size	6,534 SF
Year Built	1960
Roof	Pitched Shingle
Building Type	Brick

PROPERTY HIGHLIGHTS

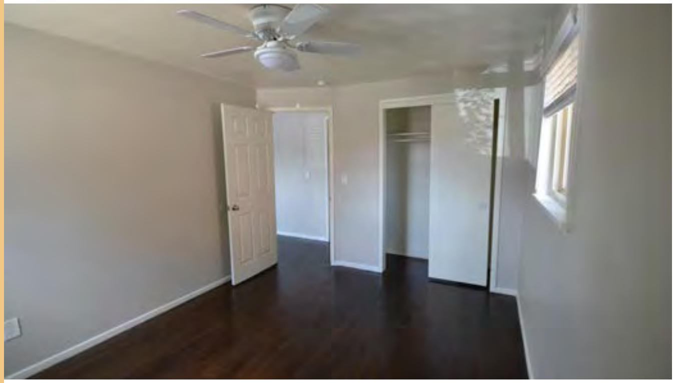
- Only $128,571/unit
- Unit mix of one- and two-bedroom units
- Littleton is a consistent rental market
- Offered above a 6 cap on T12 financials and management
- 100% occupied and low historical vacancy

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 $900,000 — this asset is competitively priced in one of the Denver area's most consistent rental submarkets.

Offered at just over $128,000/unit and roughly $220/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.

PROPERTY PHOTOS



LOCATION OVERVIEW

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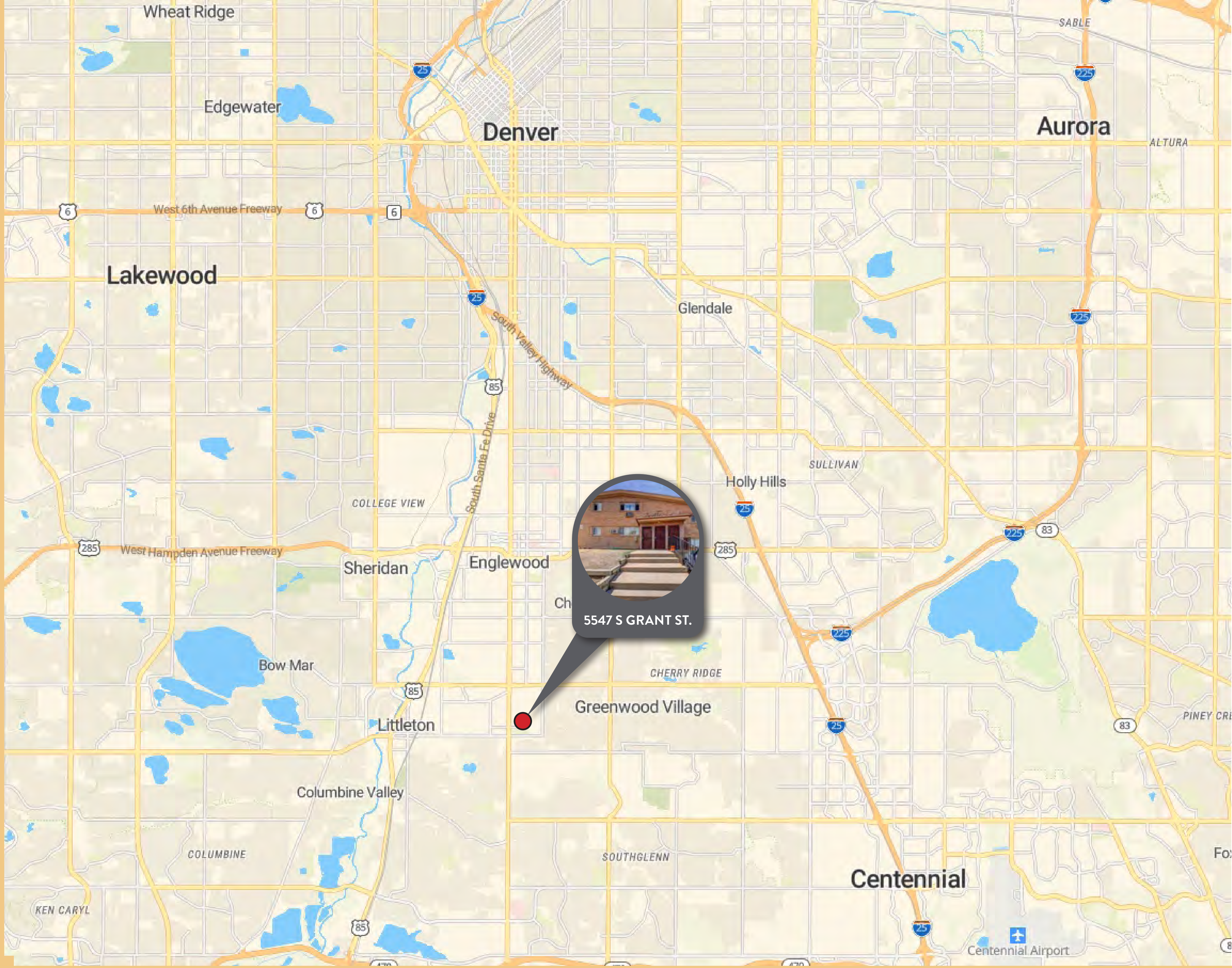
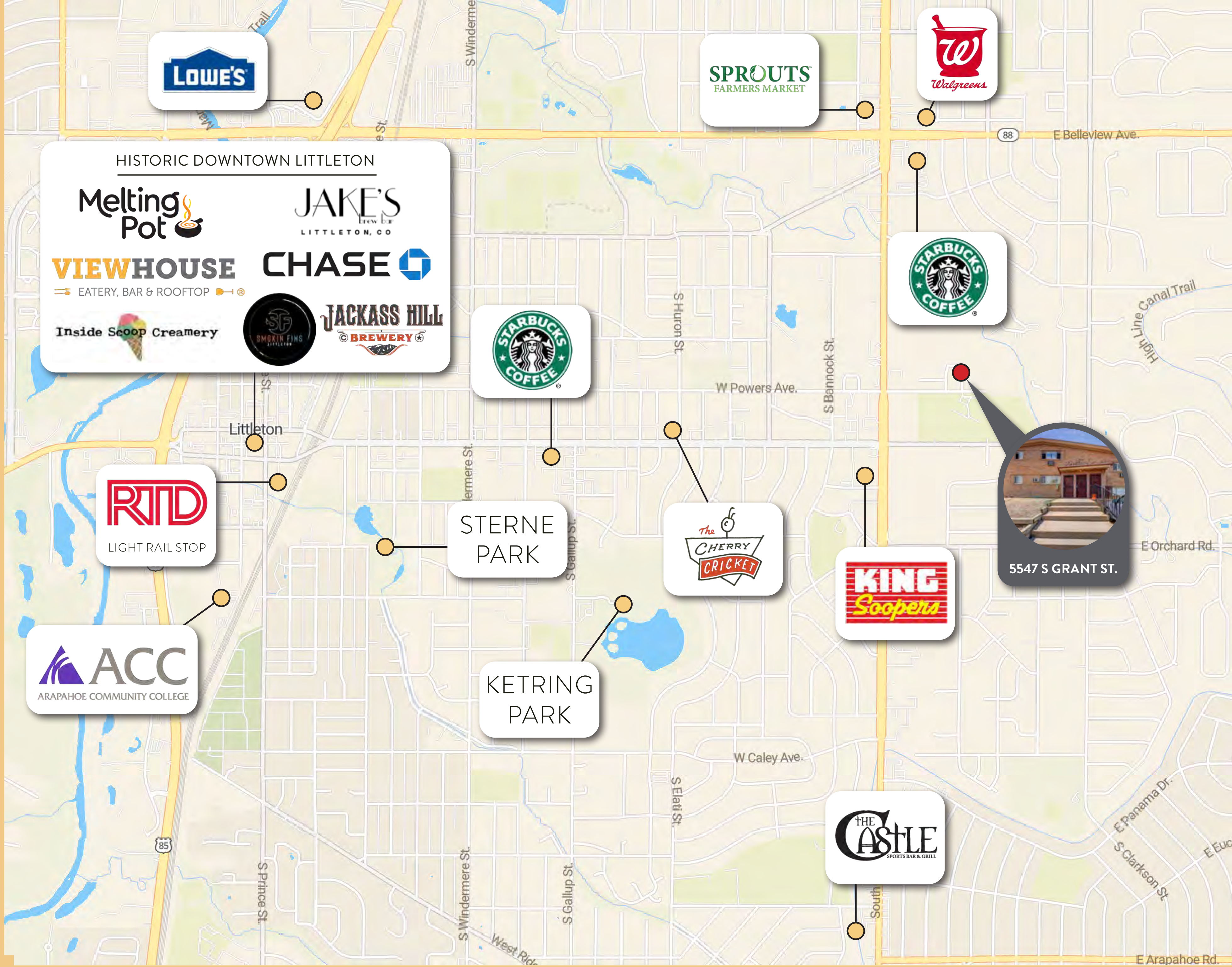
REGIONAL MAP



RETAIL MAP



LOWE'S
SPROUTS FARMERS MARKET
Walgreens
HISTORIC DOWNTOWN LITTLETON
Melting Pot
JAKE'S
LITTLETON, CO
VIEWHOUSE
EATERY, BAR & ROOFTOP
CHASE
Inside Scoop Creamery
SMOKIN FINS
JACKASS HILL
BREWERY
STARBUCKS COFFEE
STARBUCKS COFFEE
RTD
LIGHT RAIL STOP
STERNE PARK
The CHERRY CRICKET
KING Soopers
5547 S GRANT ST.
ACC
ARAPAHOE COMMUNITY COLLEGE
KETRING PARK
THE CASTLE
SPORTS BAR & GRILL
E Belleview Ave.
88
W Powers Ave.
E Orchard Rd.
W Caley Ave.
E Arapahoe Rd.
Littleton
S Huron St.
S Bannock St.
S Windermere St.
S Gallup St.
S Elati St.
S Prince St.
High Line Canal Trail
E Panama Dr.
S Clarkson St.
West Ridge
85
Pine Valley

LOCATION DESCRIPTION

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

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	$7,273	$7,273
GROSS RENTAL INCOME	**$101,414**	**$104,173**

EXPENSES	CURRENT	PRO FORMA
Property Taxes (1)	$7,016	$7,016
Insurance (2)	$5,759	$5,759
Property Management (3)	$8,113	$8,113
Gas/Electricity (4)	$3,000	$3,000
Water/Sewer (4)	$3,882	$3,882
Trash (4)	$1,278	$1,278
Repairs & Maintenance (5)	$6,300	$6,300
TOTAL EXPENSES	**$35,349**	**$35,349**
TOTAL EXPENSES / UNIT	**$5,050**	**$5,050**
NET OPERATING INCOME	**$66,065**	**$68,824**

FINANCIAL ANALYSIS	CURRENT	PRO FORMA
Net Operating Income	$66,065	$68,824
Projected Debt Service	($46,548)	($46,548)
Before Tax Cash Flow	$19,517	$22,276
Cash-on-Cash Return	7.23%	8.25%
Principal Reduction	$7,382	$7,382
Total Return	9.96%	10.98%
CAP RATE	**7.34%**	**7.65%**

INVESTMENT SUMMARY	
List Price	$900,000
Price/Unit	$128,571
Price/SF	$219.83

FINANCING	
Down Payment (30%)	$270,000
Loan Amount (70%)	$630,000
Interest Rate	6.25%
Amortization	30 Years

1. ***Property Taxes:*** *Current/Projected based on 2026 actual expense*
2. ***Property Insurance:*** *Current/Projected based on 2025 actual expense*
3. ***Property Management:*** *Based on 7% EGI*
4. ***Utilities and Trash:*** *Current/Projected based on T12*
5. ***Repairs & Maintenance:*** *Current/Projected based on $900/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	$900,000
# Units	7
Price/Unit	$128,571
Price/SF	$220

5551 S Delaware St
Littleton, CO 80120
NORTHPEAK BROKERED
#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
NORTHPEAK BROKERED
#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
NORTHPEAK BROKERED
#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 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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