

OFFERING MEMORANDUM

FINAL PRICE REDUCTION



GRANDVIEW MANOR

7207 Grandview Ave. | Arvada, CO 80002

Price: \$2,000,000 \$1,600,000 | **Units:** 14

INVESTMENT ADVISORS



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PROPERTY SUMMARY



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EXECUTIVE SUMMARY

PROPERTY DETAILS

Address	7207 Grandview Ave. Arvada, CO 80002
Price	\$1,600,000
# of Units	14
Building Size	5,661 SF
Lot Size	34,293 SF
Year Built	1889
Roof	Mixed
Building Type	Concrete/Wood Frame
Heat	Space
Zoning	Olde Town

PROPERTY HIGHLIGHTS

- Irreplaceable Olde Town Arvada location
- Directly across the street from the Olde Town Arvada G Line light rail station
- Surrounded by active new development
- Diversified income streams: 12 residential units, 2 office spaces, and 8 storage units
- Historic character
- Excellent walkability score: walking distance to Olde Town restaurants, bars, boutiques, grocery, and parks including McIlvoy Park
- Historically significant Wilson House building, recently improved with AURA (Arvada Urban Renewal Authority) collaboration on exterior upgrades

NorthPeak Commercial Real Estate Advisors is pleased to present **Grandview Manor**, a rare mixed-use investment opportunity at 7207 Grandview Ave in Arvada, Colorado. Known locally as the Wilson House, this historic property is one of Old Town Arvada's most recognizable assets — built in 1889 and serving as the eastern gateway into Olde Town along Grandview Avenue.

The offering consists of 12 residential units, 2 office suites, and 8 storage units on a large lot, delivering a diversified income stream with meaningful upside. The charming side-by-side unit configuration of the back units gives the property a distinctive character that simply cannot be replicated with new construction. Situated directly across the street from the Olde Town Arvada G Line light rail station and steps from the restaurants, boutiques, and energy of Olde Town, this is one of the most walkable addresses in Jefferson County. New development activity in the immediate area underscores the neighborhood's continued momentum and long-term appreciation trajectory.

At \$1,600,000, this property offers investors a genuinely irreplaceable foothold in one of metro Denver's most beloved and supply-constrained urban neighborhoods.



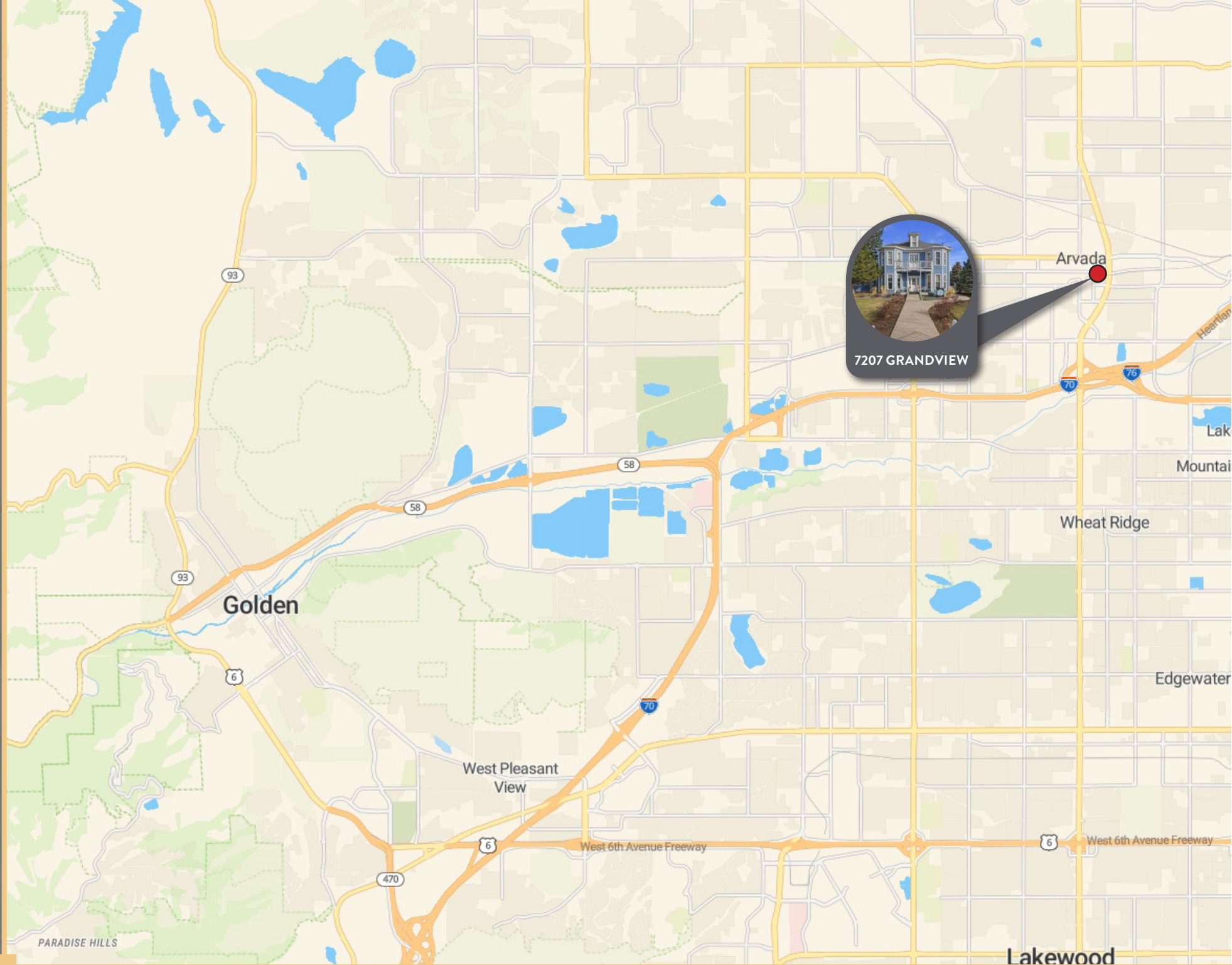




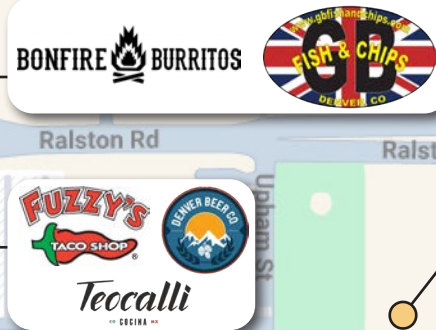
LOCATION OVERVIEW



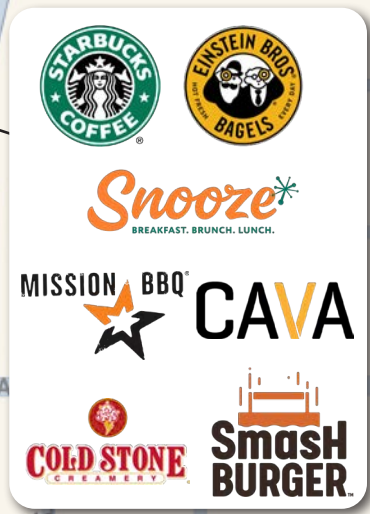
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OLDE TOWN ARVADA



FUTURE TOWNHOME DEVELOPMENT



ARVADA

Arvada offers world-class restaurants and shops, 150+ miles of beautiful outdoor trails, and open spaces. As Colorado's 7th largest city, Arvada is just nine miles from the state's capital city, Denver, and an easy stop from other Colorado beauties like Golden, Boulder and more. Its rich history includes the first gold discovery, the Colorado Central Railroad, and was even once considered the "Celery Capital of the World!" Arvada is a short trip to the mountains, skiing, biking and much more.

Arvada also boasts easy-access off-street parking, or better yet, leave your car at home and hop on the G-Line Commuter Rail for a traffic-free trip!

Olde Town is the city's downtown district, with a turn-of-the-century Main Street Americana ambience. It is the heart and soul of Arvada and has become a destination for locals and visitors, alike. With a diverse array of shops, boutiques, galleries, events, restaurants, breweries and a winery, Olde Town has something for everyone.

Walk
Score

94

WALKER'S PARADISE

Daily errands do not require a car.

Transit
Score

43

SOME TRANSIT

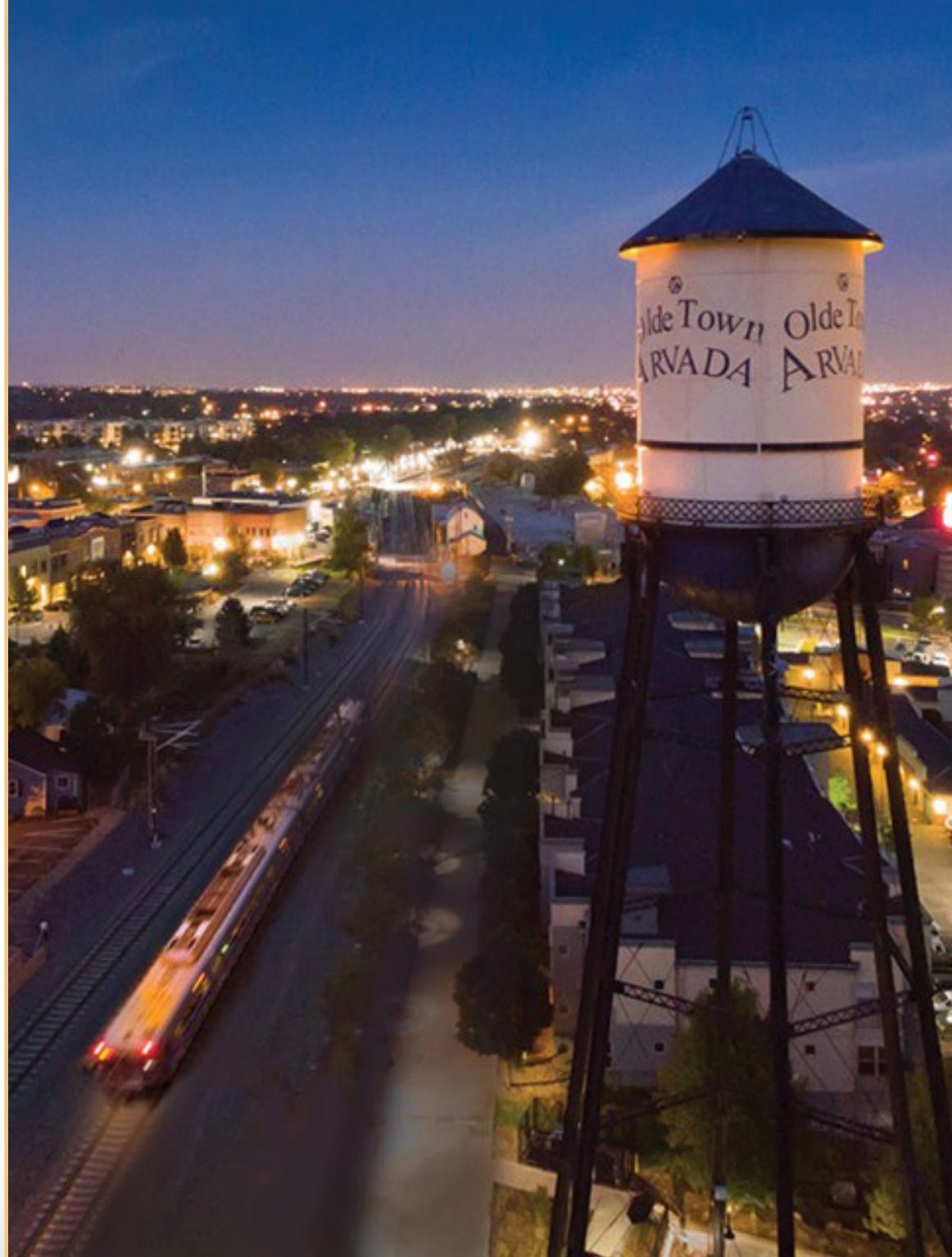
A few nearby public transportation options.

Bike
Score

61

BIKEABLE

Some bike infrastructure



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
Suite 101 (Retail)	1	663	\$1,785	\$1,785	\$1,785	\$1,785
Suite 102 (Retail)	1	883	\$2,100	\$2,100	\$2,100	\$2,100
Studio / 1 Ba	11	345	\$1,077	\$11,845	\$1,100	\$12,100
1 Bd / 1 Ba	1	295	\$1,199	\$1,199	\$1,150	\$1,150
TOTALS	14			\$16,929		\$17,135

INCOME	CURRENT	PRO FORMA
Gross Scheduled Income (GSI)	\$203,144	\$205,616
Vacancy (5%)	(\$10,157)	(\$10,281)
Other Income	\$600	\$600
Laundry	\$906	\$906
Misc	\$177	\$177
GROSS RENTAL INCOME	\$194,670	\$197,018

EXPENSES	CURRENT	PRO FORMA
Property Taxes	\$22,669	\$22,669
Insurance	\$7,200	\$7,200
Management	\$13,627	\$13,791
Trash	\$2,477	\$2,477
Water & Sewer	\$4,413	\$4,413
Landscaping	\$6,000	\$6,000
Pest Control	\$585	\$585
Repairs & Maintenance	\$9,800	\$9,800
TOTAL EXPENSES	\$79,197	\$79,362
TOTAL EXPENSES / UNIT	\$5,657	\$5,669
NET OPERATING INCOME	\$115,473	\$117,657

FINANCIAL ANALYSIS	CURRENT	PRO FORMA
Net Operating Income	\$115,473	\$117,657
Projected Debt Service	(\$83,628)	(\$83,628)
Before Tax Cash Flow	\$31,844	\$34,028
Principal Reduction	\$12,879	\$12,879
Total Return	9.32%	9.77%
CAP RATE	7.22%	7.35%

INVESTMENT SUMMARY	
List Price	\$1,600,000
Price/Unit	\$114,286
Price/SF	\$282.64

FINANCING	
Down Payment (30%)	\$480,000
Loan Amount (70%)	\$1,120,000
Interest Rate	6.35%
Amortization	30 Years

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 7207 Grandview Ave., Arvada, CO 80002 (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.



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