

# OFFERING MEMORANDUM



6203 - 6223 S Prescott St

Littleton, CO 80214



# OFFERING MEMORANDUM DISCLOSURE

## Multi-family Investment Opportunity

6203 - 6223 S Prescott St, Littleton

This Offering Memorandum and the information contained therein is subject to the terms, provisions, and limitations of the confidentiality agreement with which we have provided you, the Buyer. By taking possession of and reviewing the information contained herein, Buyer agrees not to disclose, permit the disclosure of, release, disseminate or transfer any of the information obtained to any other person or entity except permitted herein.

Fuller Real Estate, LLC has obtained the information used in this package from sources we deem reliable. We have no reason to doubt the accuracy of the information, but neither we, nor the owner, warrant such information. All offers to purchase should be based on independent investigation, analysis, appraisal and evaluation of all facts, circumstances and materials deemed to relevant by the purchaser.

By taking possession of and reviewing the information herein, the Buyer acknowledges that Alex Scott, Travis Wanger and Hayley Konowalchuk of Fuller Real Estate are acting as Seller's Agent ("Brokers") in the disposition of the property. We will disclose to you all adverse material facts about the property actually known by us. We will assist you without regard to race, creed, sex, religion, national origin, family status, marital status, or handicap. The Buyer acknowledges receipt of the form entitled Brokerage Disclosure to Buyer. (BD-24-10-19)(Mandatory 1-20)

***Please note: All showings must be arranged in advance and accompanied by a listing broker. Do not disturb tenants.***



# INVESTMENT SUMMARY

Offering Price

**\$1,550,000**

Price Per Unit:

**\$258,333**

Property Type

**Apartment**

Total SF

**11,054± SF**

YOC

**1962**

6203: 5,560 SF

6223: 5,494 SF

Occupancy

**100%**

Lot Size

**0.44± Acres** (19,474 SF)

Zoning

**SLR**

(Small Lot Residential)

6203: 9,760 SF

6223: 9,714 SF



6203 - 6223 S Prescott St  
Littleton, CO

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# PROPERTY SUMMARY



## DEMOGRAPHICS

1 Mile

3 Miles

5 Miles



Source: CoStar 2024

Population

11,489

91,758

271,534



Households

5,132

38,488

111,832



Median HH Income

\$68,473

\$94,910

\$97,517



Median Age

41.80

42.00

41.40

*This property consists of two separate buildings with three apartment units in each. The units are 100% leased.*

### 6203 S Prescott, Littleton, CO 80120

6203: 3 Bed / 2 Bath

6213: 2 Bed / 1 Bath

6217: 2 Bed / 1 bath

Total SF: 5,560 SF

### 6223 S Prescott, Littleton, CO 80120

6223: 3 Bed / 1 Bath

6233: 2 Bed / 1 Bath

6237: 2 Bed / 1 Bath

Total SF: 5,494 SF

6203 - 6223 S Prescott St  
Littleton, CO



# INTERIOR PHOTOS

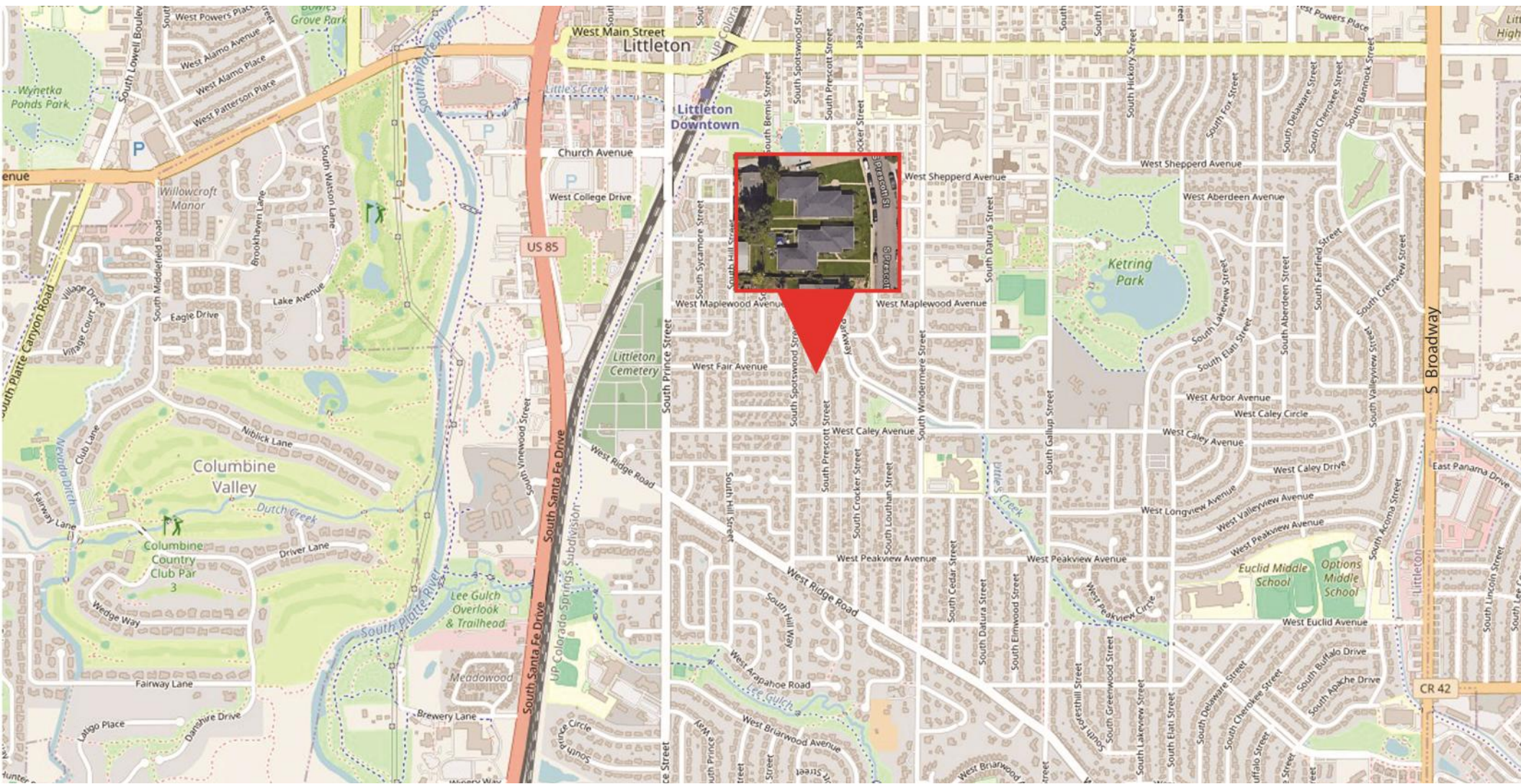


6203 - 6223 S Prescott St  
Littleton, CO

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# LOCATION MAP



6203 - 6223 S Prescott St  
Littleton, CO

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# RENT ROLL

## Property Rent Roll (Current)

Property Address: 6203 S Prescott St.	Units #:	Unit Mix: Bed/Bath	Unit Size: GLA	Monthly Rent	Annual Rent	Rent Per SF:
	6203	3 Bed / 2 Bath	1,077	\$1,950.00	\$23,400.00	\$1.81
	6213	2 Bed / 1 Bath	851	\$1,740.00	\$20,880.00	\$2.04
	6217	2 Bed / 1 Bath	851	\$1,745.00	\$20,940.00	\$2.05

<b>Total Gross Rents:</b>	<b>\$5,435.00</b>	<b>\$65,220.00</b>	<b>\$1.76</b>
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Property Address: 6223 S Prescott St.	Units #:	Unit Mix: Bed/Bath	Unit Size: GLA	Monthly Rent	Annual Rent:	Rent Per SF:
	6237	3 Bed / 1 Bath	1,065	\$1,550.00	\$18,600.00	\$1.46
	6233	2 Bed / 1 Bath	841	\$1,450.00	\$17,400.00	\$1.72
	6223	2 Bed / 1 Bath	841	\$1,450.00	\$17,400.00	\$1.72

<b>Total Gross Rents:</b>	<b>\$4,450.00</b>	<b>\$53,400.00</b>	<b>\$1.63</b>
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<b>Total Combined Gross Rents:</b>	<b>\$9,885.00</b>	<b>\$118,620.00</b>
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## Property Rent Roll (Pro-Forma)

Property Address: 6203 S Prescott St.	Units #:	Unit Mix: Bed/Bath	Unit Size: GLA	Monthly Rent	Annual Rent	Rent Per SF:
	6203	3 Bed / 2 Bath	1,077	\$2,000.00	\$24,000.00	\$1.86
	6213	2 Bed / 1 Bath	851	\$1,750.00	\$21,000.00	\$2.06
	6217	2 Bed / 1 Bath	851	\$1,750.00	\$21,000.00	\$2.06

<b>Total Gross Rents:</b>	<b>\$5,500.00</b>	<b>\$66,000.00</b>	<b>\$1.99</b>
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Property Address: 6223 S Prescott St.	Units #:	Unit Mix: Bed/Bath	Unit Size: GLA	Monthly Rent	Annual Rent:	Rent Per SF:
	6237	3 Bed / 1 Bath	1,065	\$2,000.00	\$24,000.00	\$1.88
	6233	2 Bed / 1 Bath	841	\$1,750.00	\$21,000.00	\$2.08
	6223	2 Bed / 1 Bath	841	\$1,750.00	\$21,000.00	\$2.08

<b>Total Gross Rents:</b>	<b>\$5,500.00</b>	<b>\$66,000.00</b>	<b>\$2.01</b>
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<b>Total Combined Gross Rents:</b>	<b>\$11,000.00</b>	<b>\$132,000.00</b>
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6203 - 6223 S Prescott St  
Littleton, CO



# INCOME & EXPENSES

## Income and Expenses (Estimated "As Is"):

Total Gross Income:	\$118,620
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### Annual Expenses:

Water/Sewer	\$3,047
Trash Removal	\$2,762
Taxes	\$11,989
Insurance (Estimated 10%)	\$11,862
Contract Maintenance	\$1,408
Repeat Repairs	\$745
Repairs and Maintenance (Estimated 10%)	\$11,862
Supplies/Miscellaneous	\$30

Total Gross Expenses:	\$43,705
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NOI	\$74,915
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Sale Price	\$1,550,000
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Cap Rate	4.83%
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## Income and Expenses (Market):

Total Gross Income:	\$132,000
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### Annual Expenses:

Water/Sewer	\$3,047
Trash Removal	\$2,762
Taxes	\$11,989
Insurance (Estimated 10%)	\$13,200
Contract Maintenance	\$1,408
Repeat Repairs	\$745
Repairs and Maintenance (Estimated 10%)	\$13,200
Supplies/Miscellaneous	\$30

Total Gross Expenses:	\$46,381
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NOI	\$85,619
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Sale Price	\$1,550,000
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Cap Rate	5.52%
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# BROKERAGE DISCLOSURE



Fuller Real Estate, LLC  
5300 DTC Pkwy., #100  
Greenwood Village, CO 80111  
(303) 534-4822

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission.  
(BDB24-6-24) (Mandatory 8-24)

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.

## BROKERAGE DISCLOSURE TO BUYER DEFINITIONS OF WORKING RELATIONSHIPS

**Seller's Agent:** A seller's agent works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller's agent must disclose to potential buyers all adverse material facts actually known by the seller's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

**Buyer's Agent:** A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer's agent must disclose to potential sellers all adverse material facts actually known by the buyer's agent, including the buyer's financial ability to perform the terms of the transaction and, if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

**Transaction-Broker:** A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer's financial ability to perform the terms of a transaction and, if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

**Customer:** A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

### RELATIONSHIP BETWEEN BROKER AND BUYER

Broker and Buyer referenced below have NOT entered into a buyer agency agreement. The working relationship specified below is for a specific property described as:

6203-6223 S Prescott Street, Littleton, Colorado 80120

or real estate which substantially meets the following requirements:

Buyer understands that Buyer is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Buyer.

### CHECK ONE BOX ONLY:

☒ **Multiple-Person Firm.** Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

☐ **One-Person Firm.** If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

### CHECK ONE BOX ONLY:

☒ **Customer.** Broker is the ☒ seller's agent ☐ seller's transaction-broker and Buyer is a customer. Broker intends to perform the following list of tasks: ☒ Show a property ☒ Prepare and convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Buyer.

☐ **Customer for Broker's Listings – Transaction Brokerage for Other Properties.** When Broker is the seller's agent or seller's transaction-broker, Buyer is a customer. When Broker is not the seller's agent or seller's transaction-broker, Broker is a transaction-broker assisting Buyer in the transaction. Broker is not the agent of Buyer.

☐ **Transaction Brokerage Only.** Broker is a transaction-broker assisting the Buyer in the transaction. Broker is not the agent of Buyer.

Buyer consents to Broker's disclosure of Buyer's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee does not further disclose such information without consent of Buyer, or use such information to the detriment of Buyer.

**DISCLOSURE OF SETTLEMENT SERVICE COSTS.** Buyer acknowledges that costs, quality, and extent of service vary between different settlement service providers (e.g., attorneys, lenders, inspectors and title companies).

**THIS BROKERAGE DISCLOSURE TO BUYER IS NOT A CONTRACT. IT IS BROKER'S DISCLOSURE OF BROKER'S WORKING RELATIONSHIP.**

If this is a residential transaction, the following provision applies:

**MEGAN'S LAW.** If the presence of a registered sex offender is a matter of concern to Buyer, Buyer understands that Buyer must contact local law enforcement officials regarding obtaining such information.

### BUYER ACKNOWLEDGMENT:

Buyer acknowledges receipt of this document on \_\_\_\_\_

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Buyer

### BROKER ACKNOWLEDGMENT:

On \_\_\_\_\_, Broker provided \_\_\_\_\_ (Buyer) with

this document via \_\_\_\_\_ and retained a copy for Broker's records.

Brokerage Firm: Fuller Real Estate, LLC

Alex Scott Travis Wanger Hayley Konowalchuk

Broker – Alex Scott / Travis Wanger / Hayley Konowalchuk

6203 - 6223 S Prescott St  
Littleton, CO

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# OFFERING TERMS

## OFFERING PRICE:

**\$1,550,000**

## OFFERS:

Description of the buying entity along with a formal letter of intent.

## FINANCING:

Cash or Buyer to obtain new financing.

## INSPECTIONS:

Please contact Fuller Real Estate listing brokers, Alex Scott, Travis Wanger or Hayley Konowalchuk, to schedule appointments to view and inspect the property. Do not contact tenants directly.

## TITLE AND ESCROW:

To be determined



# OFFERED BY



## Alex Scott

Sr. Commercial Advisor  
972.207.8877 cell  
AScott@FullerRE.com



## Travis Wanger

Sr. Vice President / Principal  
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## Hayley Konowalchuk

Broker Associate  
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