

THE JEFFCO PORTFOLIO

PRICE: \$4,490,000
PRICE / UNIT: \$144,839
PRICE / SF: \$195.83



Each property can be sold off individually



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Offering Memorandum From



A Division of Unique Properties, Inc.

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UNIQUE APARTMENT GROUP

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies.

All properties and services are marketed by Unique Apartment Group in compliance with all applicable fair housing and equal opportunity laws.



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PROPERTY SUMMARY

The Unique Apartment Group is pleased to present the opportunity to acquire The JeffCo Portfolio, a collection of three multifamily properties located in Jefferson County, Colorado. The portfolio totals 31 units across three assets: Jefferson Towers at 5755 W 37th Ave in Wheat Ridge, Jefferson Apartments at 6915 W 24th Ave in Edgewater, and Hilltop Apartments at 10537 W 6th Pl in Lakewood. Each property is strategically positioned near major employment centers, vibrant retail corridors, and highly desirable residential neighborhoods along Denver's west side, within the central-eastern area of Jefferson County.

Current ownership, a Jefferson County-based nonprofit organization, has consistently invested in maintenance and capital improvements across all three properties. Collectively, the assets feature updated roofing systems, modern HVAC, electrical panel replacements, keypad entry systems, new windows and doors, resurfaced parking areas, fresh paint, and interior hallway updates. These improvements provide a strong physical foundation with minimal deferred maintenance, allowing new ownership to focus on rent stabilization and income growth. The nonprofit ownership structure has resulted in below-market rents and higher-than-typical operating expenses, presenting a clear opportunity for new investors to reposition the portfolio under traditional multifamily management. By aligning rents with market levels and streamlining expenses through professional operations, new ownership can unlock meaningful upside in both cash flow and asset value. With the heavy lifting already completed through capital improvements, the next phase of value creation lies in operational efficiency and rent optimization.

Positioned within one of the most desirable corridors in the Denver metro area, The JeffCo Portfolio benefits from exceptional proximity to major employers, established residential neighborhoods, and a wide range of lifestyle amenities. The portfolio's locations in Wheat Ridge, Edgewater, and Lakewood provide convenient access to downtown Denver while maintaining the character and stability of suburban Jefferson County. Each property sits within an area experiencing steady population growth, increasing rental demand, and ongoing public and private investment. This combination of accessibility, community strength, and long-term market fundamentals makes The JeffCo Portfolio an attractive opportunity for investors seeking growth and value creation.

INVESTMENT BULLET POINTS:

- No deed-restriction on property allows for seamless transition to traditional multifamily operation
- Prime infill locations near downtown Denver, major employment hubs, and vibrant retail corridors in Wheat Ridge, Edgewater, and Lakewood
- Minimal deferred maintenance allows new ownership to focus on operational efficiency and income growth
- Strong long-term market fundamentals supported by steady population growth, high renter demand, and limited new multifamily supply in Jefferson County
- Ideal for investors seeking immediate physical stability with clear operational upside and strong long-term appreciation potential

Address:

6915 W 24th Ave, Edgewater, CO 80214
5755 W 37th Ave, Wheat Ridge, CO
10527 W 6th Pl, Lakewood, CO

Type:	Low Rise Apartments
Units:	31
Buildings:	3
Stories:	Two - Three
Construction:	Brick Masonry
Rentable Building Area:	20,030
Gross Building Area:	22,928
Lot Size:	61,829
Zoning:	R-3



5755 W 37TH



6915 W 24TH AVE



10527 W 6TH PL



DEMOGRAPHICS



576,366

Residents

Jefferson County



3,005,131

Residents

Denver Metro



\$102,231

Median Household Income

Jefferson County



\$103,055

Median Household Income

Denver Metro



76,833

Renter Occupied Housing Units



40.7

Average Age of Residents



340,499

Total Labor Force



\$645,900

Median Home Value



Jefferson County serves as the cornerstone of Denver's west-metro region, combining suburban stability with access to major employment and recreation corridors. The county houses roughly 580,000 residents, with median household income surpassing \$102,000 and over half of adults holding a bachelor's degree or higher. Its broad economic base—ranging from aerospace and healthcare to education and advanced manufacturing—continues to attract and retain a highly skilled workforce.

The county's multifamily sector remains notably resilient. Construction activity has eased from 2022 peaks, resulting in a well-balanced supply pipeline. Properties benefit from high retention rates among long-term residents who value proximity to both Downtown Denver and the foothills. As new deliveries moderate, occupancy has strengthened across well-located communities, while measured rent appreciation has replaced the volatility of the prior cycle.

Jefferson County's housing values—averaging in the mid-\$600,000s—have continued to support consistent rentership among households seeking affordability without sacrificing quality of life. Limited new land availability, combined with mature zoning and community planning, provides a natural cap on future multifamily supply.

For investors, Jefferson County offers a proven track record of economic stability, income growth, and renter loyalty. The combination of high-earning demographics, limited development risk, and lifestyle appeal makes it one of the Denver metro's most reliable and liquid multifamily environments.



DAILY CONVENIENCES

A sampling of conveniences within walking distance or in close proximity to the property are:



Hair and beauty salons, fitness centers, gas stations, auto repair shops and parts supply stores, insurance services, and medical clinics are also nearby.



SHOPPING AND DINING

River Point at Sheridan

- 135-acre, open-air collection of major retailers, shops, dining, and entertainment options in Englewood
- Target, Costco, Conn’s, Michaels, PetSmart, Burlington, Regal Cinemas
- Panera Bread, Steak ‘N Shake, Chick-Fil-A, Texas Roadhouse, Buffalo Wild Wings

Cherry Creek Shopping Center

- Premiere shopping and dining center
- Over 160 retailers including Macy’s, LOFT, The Container Store, Apple, Neiman Marcus

16th Street Mall / Denver Pavilions

- Denver’s mile-long, pedestrian-friendly mall with free shuttle service stops on every corner
- Denver Pavilions features 12 movie theaters, over 40 shops and restaurants, and indoor parking
- Ross Dress for Less, Banana Republic, Express, Forever 21, Hard Rock Café, Maggiano’s Little Italy

Eateries

- Star Kitchen
- Lollicup
- Pho 96 Vietnamese
- SUPIVA Thai Food
- Pizza Hut
- Tortas San Pancho
- La Michoacana
- Taco Bell
- McDonald’s



RECREATION / ENTERTAINMENT

Denver is a world-renowned outdoor recreational hub and offers a thriving arts and culture scene, from world-class museums to eclectic art districts. Colfax Avenue offers galleries, shopping and dining, and buzzing nightlife venues. The expansive Denver City Park features two scenic lakes; trails; a golf course; a playground; and athletic fields. City Park is home to the Denver Zoo, the Denver Museum of Nature and Science, and events like the City Park Jazz festival.

- Cheesman Park / Denver Botanic Gardens
- Ogden Theatre
- Landry's Downtown Aquarium
- Bluebird Theater
- Museum of Contemporary Art
- Colfax Nightlife District
- Fillmore Auditorium Music Venue
- Colfax Museum
- Echo Mountain
- Loveland Ski Resort



AIRPORT

Denver International Airport (DEN) – DEN facilitates non-stop service with all major carriers to over 200 destinations throughout North America, Latin America, Europe, and Asia.



HIGHER EDUCATION

The Auraria Campus in downtown Denver is home to **The University of Colorado Denver, Metropolitan State University of Denver, and Community College of Denver**. The campus has a total enrollment of over 45,500 students.

The University of Colorado Denver (CU Denver)

This public research university is a part of the University of Colorado system. The university has two campuses, one in downtown Denver at the Auraria Campus and the other at the Anschutz Medical Campus located in neighboring Aurora. CU Denver offers more than 140 degree programs in 13 schools and colleges and has an enrollment of approximately 19,500 students.



HEALTH CARE

Denver Health Main Campus – This long-established, 453-bed, non-profit, acute care facility and contains both adult and pediatric emergency departments. The full-service hospital is a principal employer in Denver, supporting over 6,500 positions.

Porter Adventist Hospital – This long-established, full-service hospital is part of the Centura Health system. The campus provides emergency services and has an on-site regional training center and assisted living facility.

METRO DENVER'S LARGEST PRIVATE EMPLOYERS (NON-RETAIL)

EMPLOYER	EMPLOYEES
HealthONE Corporation	12,410
SCL Health System	9,970
Centura Health	9,450
UCHealth	9,380
Lockheed Martin Corporation	8,990
Comcast Corporation	7,250
Children's Hospital Colorado	7,150
United Airlines	7,000
Kaiser Permanente	6,610
CenturyLink	6,500

Sources: US Census Bureau, US Bureau of Labor, Wikipedia, CoStar Analytics, Google Maps, City of Aurora, Aurora Chamber of Commerce, Visit Aurora, Denver Post, Westword, Denver.org, Metro Denver Economic Development Corp., Livability, Forbes, University of Colorado Anschutz Medical Campus, University of Colorado Denver, University of Denver.



THE JEFFERSON APARTMENTS

6915 W 24TH AVE | EDGEWATER, CO 80214



PROPERTY SUMMARY

The Unique Apartment Group is pleased to present the opportunity to acquire 6915 W 24th Ave in Edgewater, Colorado, also known as The Jefferson Apartments.

The Jefferson Apartments is a low-rise multifamily asset comprised of approximately eleven (11) units, featuring a blend of nine (9) 1bedroom/1bathroom and two (2) 2bedroom/1bathroom units. The building totals roughly 8,744 SqFt on a 20,606 SqFt (0.47 AC) lot.

Current ownership has kept the property in excellent condition through consistent investment in maintenance and significant capital improvements within the last decade. Exterior improvements include a new roof, replacement of the exterior walkway, fresh exterior paint, and concrete foundation stabilization. Interior and system upgrades include HVAC replacement, new doors and windows throughout, LVP flooring in select units, and continued general system maintenance.

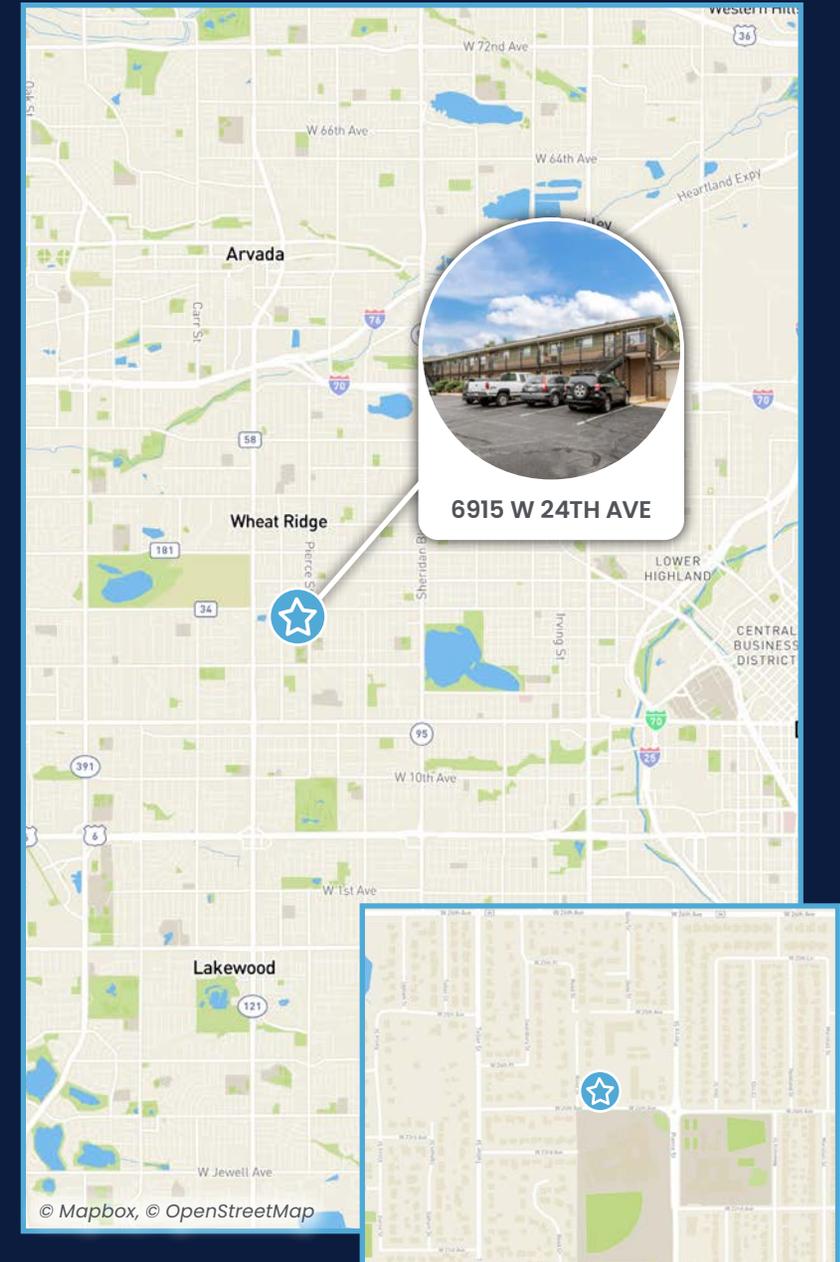
Located in the heart of Edgewater, Jefferson Apartments benefits from an exceptional location surrounded by abundant community amenities, including Edgewater Public Market, Sloan's Lake Park, and numerous local restaurants and cafes. Nearby neighborhoods such as Wheat Ridge, West Highlands, Sloan's Lake, and Berkeley provide additional retail, dining, and entertainment options, while Colfax Avenue and Sheridan Boulevard offer convenient access to downtown Denver and the broader metro area. These features collectively help drive long-term tenant demand and sustained value appreciation.

The property is currently operated by a Jefferson County non-profit organization, presenting a compelling opportunity for investors to reposition the asset under a traditional multifamily management model. The upside lies in aligning below-market rents with prevailing rates and improving operational efficiency through expense optimization. With a strong physical foundation already in place, the property offers room for a value-add strategy, giving new ownership the opportunity to modernize units, elevate presentation, and push rent values through thoughtful upgrades.

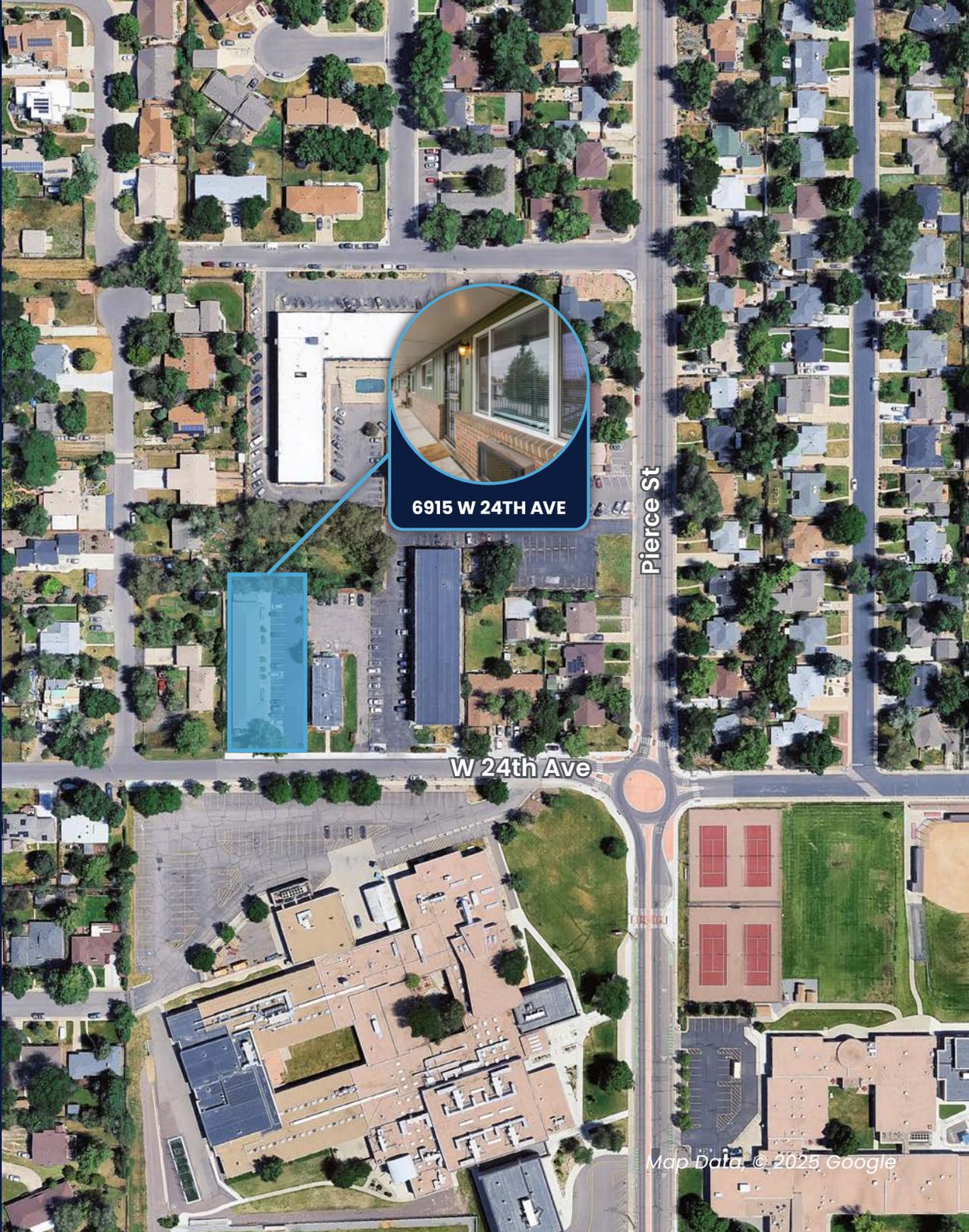
INVESTMENT BULLET POINTS:

- Immediate rental upside with no need for significant capital investment. Further value-add potential through light interior renovations to enhance overall appeal
- No deferred maintenance or CapEx requirements, allowing new ownership to focus on rent stabilization and income growth
- Thoroughly maintained with substantial exterior and interior upgrades including new roof, exterior walkway replacement, fresh paint, concrete foundation stabilization, and new doors, windows, and HVAC systems
- Prime Edgewater location surrounded by top-tier neighborhoods including West Highlands, Sloan's Lake, Wheat Ridge, and Berkeley, ensuring strong long-term tenant demand and appreciation potential
- Close proximity to Edgewater Public Market, Sloan's Lake Park, and a wide range of retail and dining amenities

LOCATION MAP



Address:	6915 W 24th Ave Edgewater, CO 80214
County:	Jefferson
APN:	39-351-14-019
Units:	11
Buildings:	1
Stories:	2
Construction:	Brick
Roof:	Pitched
Y.O.C.:	1970
Lot Size:	20,606
Parking:	Surface, 20 Spaces
Heating:	Boiler
Air Conditioning:	AC Wall Units
Metering: Water/Sewer	Master
Gas:	Master
Electric:	Individual

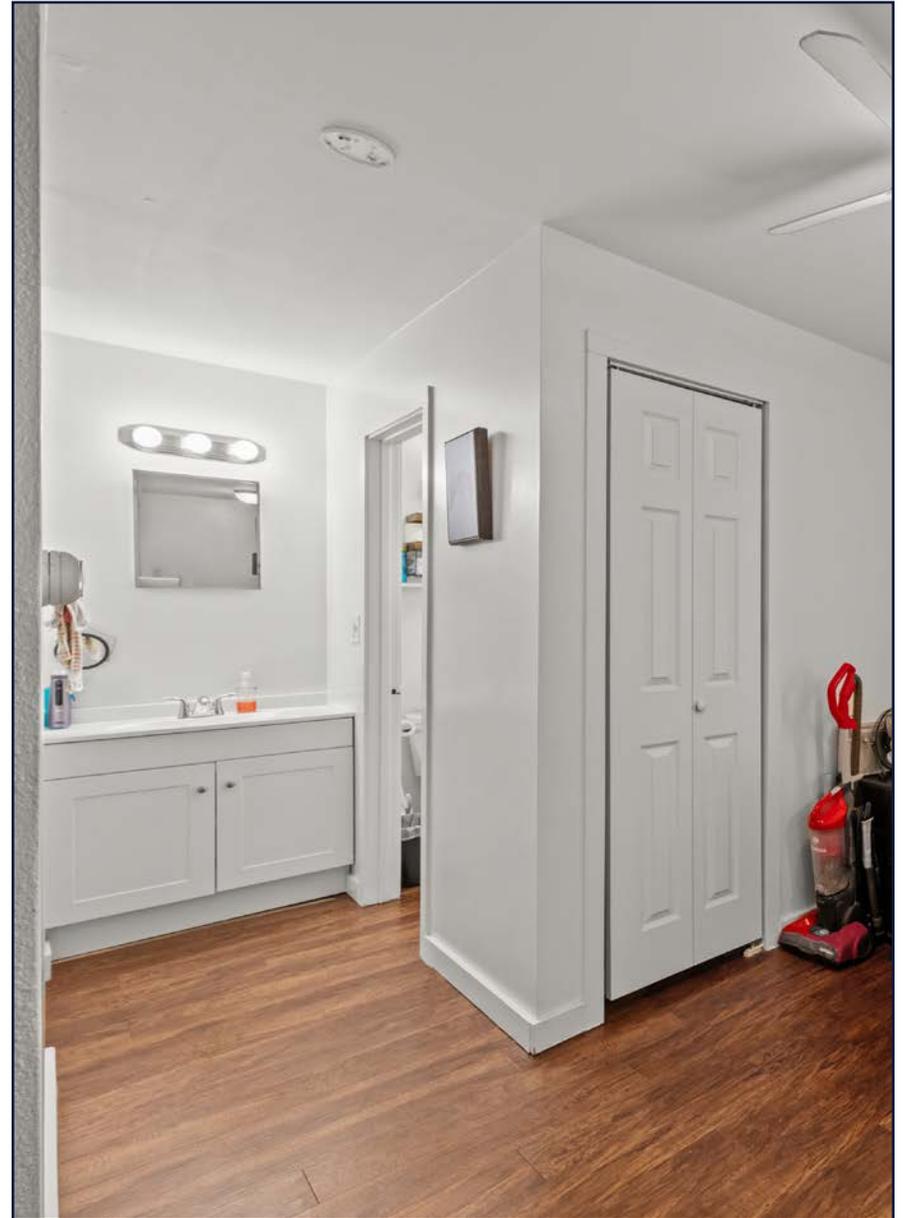


6915 W 24TH AVE

Pierce St

W 24th Ave

PROPERTY PHOTOS





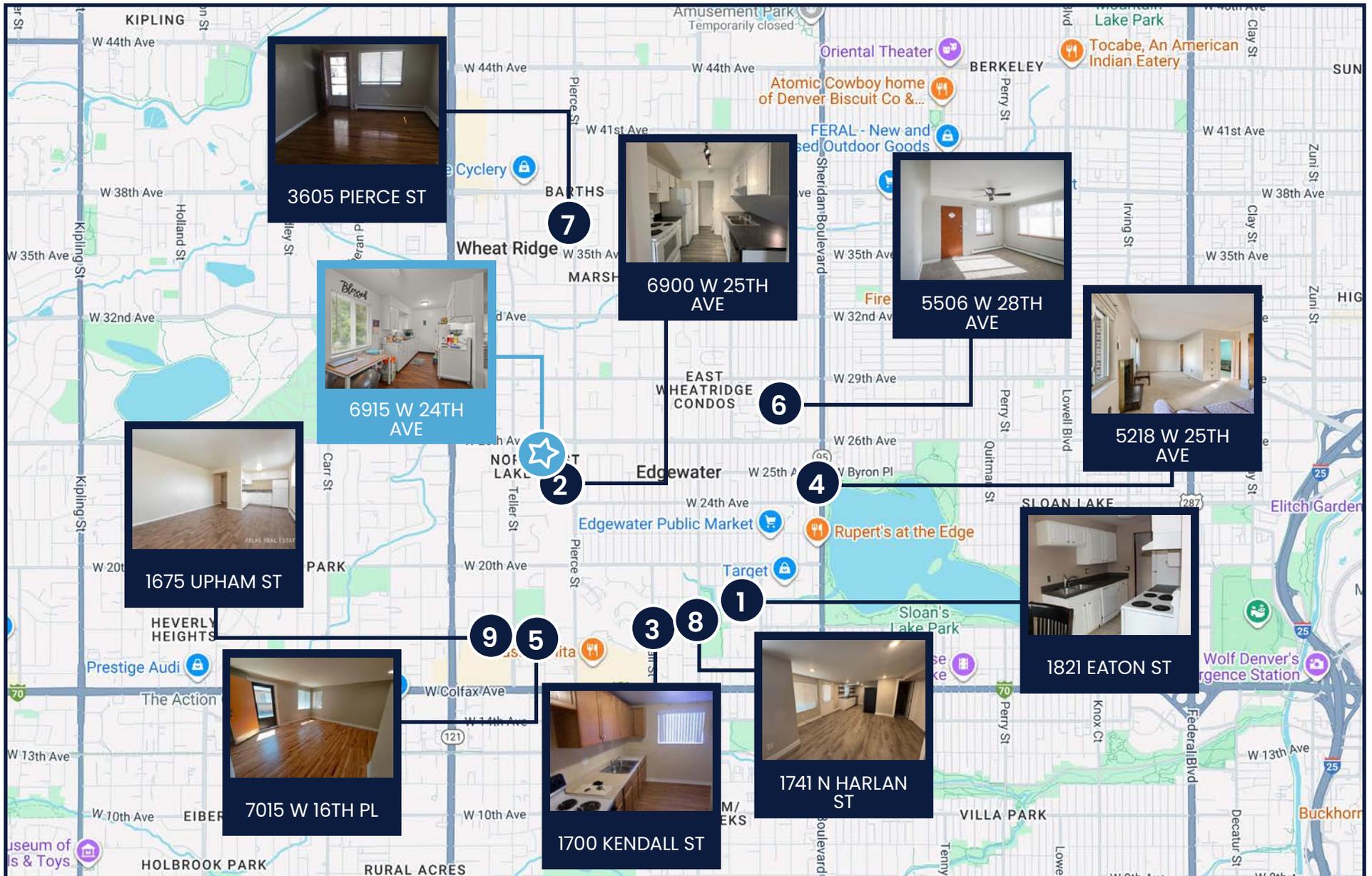
COMPARABLE PROPERTIES



COMPARABLE RENTAL PROPERTIES SUMMARY | ONE BEDROOM

PROPERTY NAME	BED	BATH	SF	RENT	RENT / SF	PRO FORMA RENT	PRO FORMA RENT / SF
 The Jefferson Apartments Edgewater, CO 80214	1	1	700	\$953	\$1.36	\$1,250	\$1.79
1. Rent Comp 1							
1821 Eaton St # 5 Lakewood, CO 80214	1	1	650	\$1,300	\$2.00		
2. Rent Comp 2							
6900 W 25th Ave #307 Edgewater, CO 80214	1	1	750	\$1,149	\$1.53		
3. Rent Comp 3							
1700 Kendall St Lakewood, CO 80214	1	1	600	\$1,300	\$2.17		
4. Rent Comp 4							
5218 W 25th Ave #2 Edgewater, CO 80214	1	1	450	\$1,149	\$2.55		
5. Rent Comp 5							
7015-2 W 16th Pl Lakewood, CO 80214	1	1	600	\$1,300	\$2.17		
6. Rent Comp 6							
5506 W 28th Ave Wheat Ridge, CO 80214	1	1	550	\$1,400	\$2.55		
7. Rent Comp 7							
3605 N Pierce St Unit B Wheat Ridge, CO 80214	1	1	600	\$1,350	\$2.25		
8. Rent Comp 8							
1741 N Harlan St Unit B Denver, CO 80214	1	1	625	\$1,350	\$2.16		
9. Rent Comp 9							
1675 N Upham St #7 Denver, CO 80214	1	1	650	\$1,150	\$1.77		
TOTAL / AVG			608	\$1,272	\$2.13		
		MIN:	450	\$1,149	\$1.53		
		MAX:	750	\$1,400	\$2.55		

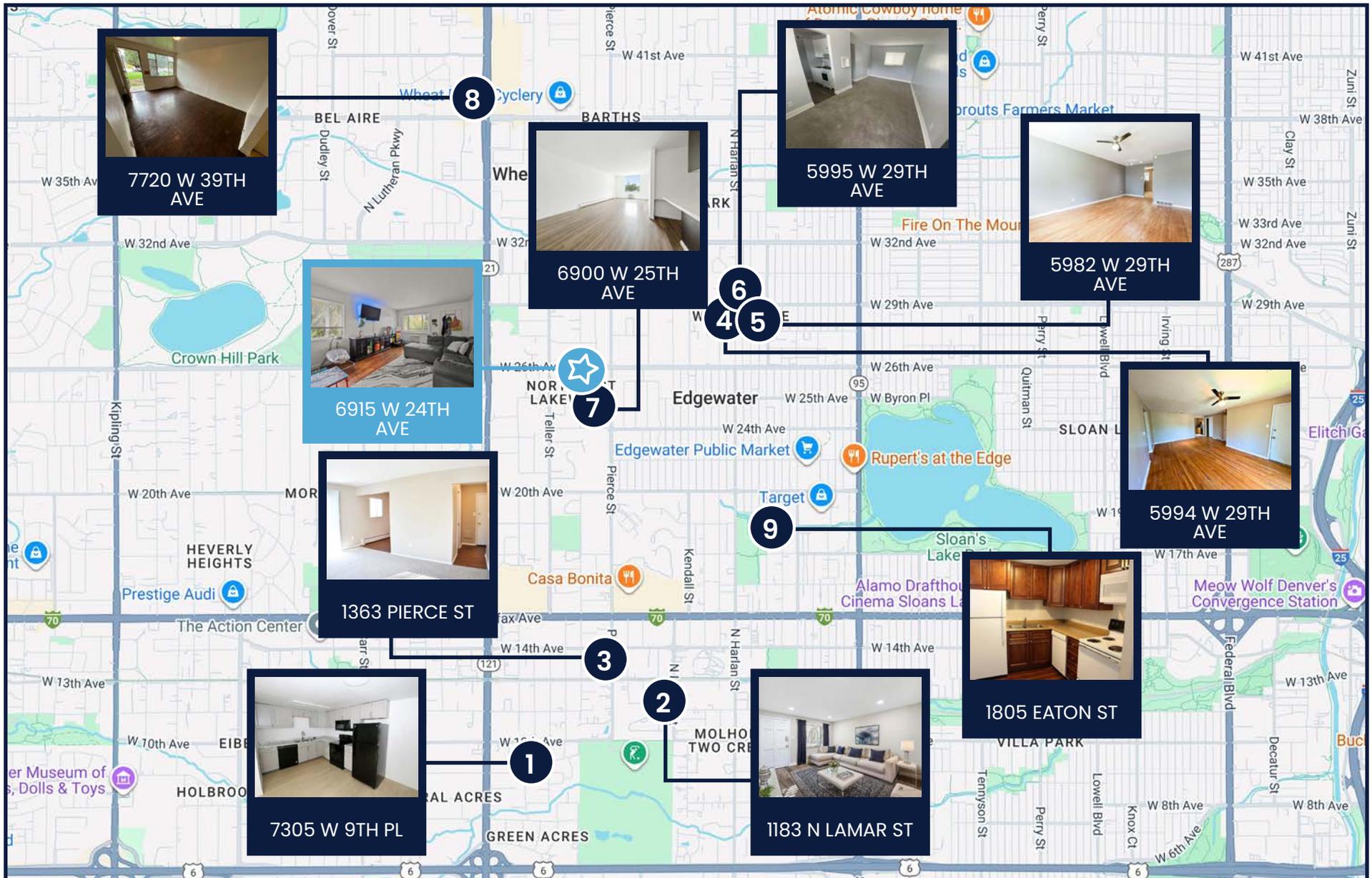
COMPARABLE RENTAL PROPERTIES MAP



COMPARABLE RENTAL PROPERTIES SUMMARY | TWO BEDROOM

PROPERTY NAME	BED	BATH	SF	RENT	RENT / SF	PRO FORMA RENT	PRO FORMA RENT / SF
 The Jefferson Apartments Edgewater, CO 80214	2	1	900	\$1,015	\$1.13	\$1,500	\$1.67
1. Rent Comp 1 7305-7315 W 9th Pl Lakewood, CO 80214	2	1	750	\$1,600	\$2.13		
2. Rent Comp 2 1183 Lamar St Lakewood, CO 80214	2	1	848	\$1,600	\$1.89		
3. Rent Comp 3 1363 Pierce St Lakewood, CO 80214	2	1	850	\$1,650	\$1.94		
4. Rent Comp 4 5994 W 29th Ave Denver, CO 80214	2	1	900	\$1,545	\$1.72		
5. Rent Comp 5 5982 W 29th Ave Denver, CO 80214	2	1	750	\$1,380	\$1.84		
6. Rent Comp 6 5995 W 29th Ave #11 Denver, CO 80214	2	1	750	\$1,399	\$1.87		
7. Rent Comp 7 6900 W 25th Ave A-23 Edgewater, CO 80214	2	1	880	\$1,299	\$1.48		
8. Rent Comp 8 7720 W 39th Ave Wheat Ridge, Co 80033	2	1	820	\$1,459	\$1.78		
9. Rent Comp 9 1805 Eaton St #7 Edgewater, CO 80214	2	1	780	\$1,745	\$2.24		
TOTAL / AVG			814	\$1,520	\$1.88		
		MIN:	750	\$1,299	\$1.48		
		MAX:	900	\$1,745	\$2.24		

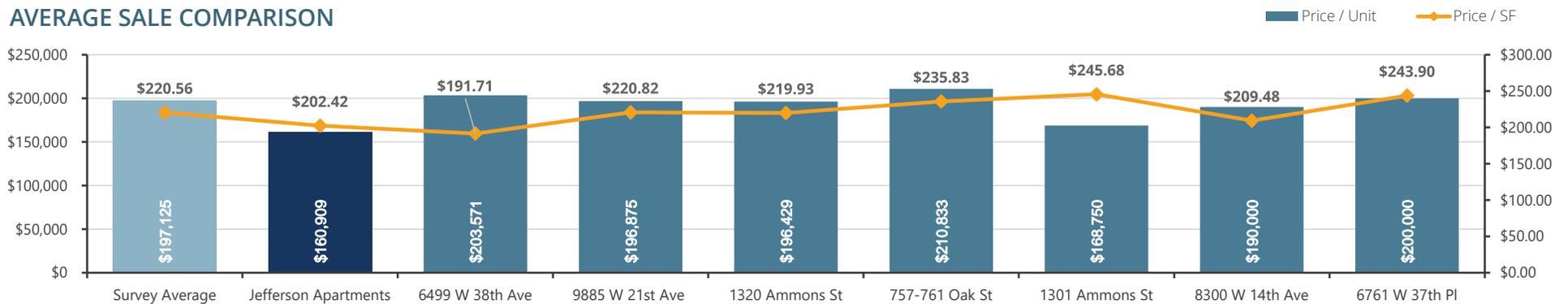
COMPARABLE RENTAL PROPERTIES MAP



COMPARABLE SALE PROPERTIES SUMMARY

PROPERTY NAME	YEAR BUILT	UNITS	TOTAL SF	CLOSED DATE	SALE PRICE	SALE PRICE / UNIT	SALE PRICE / SF
★ The Jefferson Apartments 6915 W 24th Ave Edgewater, CO 80214	1970	11	8,744	Proposed	\$1,770,000	\$160,909	\$202.42
1. Sale Comp 1							
6499 W 38th Ave Wheat Ridge, CO 80033	1957	14	14,866	5/14/2025	\$2,850,000	\$203,571	\$191.71
2. Sale Comp 2							
9885 W 21st Ave Lakewood, CO 80215	1961	16	14,265	4/29/2025	\$3,150,000	\$196,875	\$220.82
3. Sale Comp 3							
1320 Ammons St Lakewood, CO 80214	1961	14	12,504	1/6/2025	\$2,750,000	\$196,429	\$219.93
4. Sale Comp 4							
757-761 Oak St Lakewood, CO 80215	1961	12	10,728	9/16/2024	\$2,530,000	\$210,833	\$235.83
5. Sale Comp 5							
1301 Ammons St Lakewood, CO 82014	1958	8	5,495	7/24/2024	\$1,350,000	\$168,750	\$245.68
6. Sale Comp 6							
8300 W 14th Ave Lakewood, CO 80214	1951	6	5,442	4/23/2024	\$1,140,000	\$190,000	\$209.48
7. Sale Comp 7							
6761 W 37th Pl Wheat Ridge, CO 80033	1959	10	8,200	10/2/2023	\$2,000,000	\$200,000	\$243.90
TOTAL / AVG	1960	11	10,214		\$2,252,857	\$197,125	\$220.56

AVERAGE SALE COMPARISON



COMPARABLE SALE PROPERTIES MAP



THE JEFFERSON TOWERS

5755 W 37TH AVE | WHEAT RIDGE, CO 80212



PROPERTY SUMMARY

The Unique Apartment Group is pleased to present the opportunity to acquire 5755 W 37th Ave in Wheat Ridge, Colorado, also known as The Jefferson Towers.

This three-story property consists of twelve (12) spacious units featuring a mix of ten (10) one-bedroom/one-bathroom units and two (2) studios. The 8,568 SqFt building sits on a 24,393 SqFt (0.56-acre) lot.

Current ownership has kept the property in excellent condition through consistent investment in upkeep and significant capital improvements over the past decade. Exterior improvements include replaced electrical panels, updated property fencing, a secure main entry keypad, and parking lot crack sealing and restriping. Interior updates include fresh hallway paint and railings, new common area carpet, solid-core door replacements, bathroom upgrades, floor replacements in select units, and extensive HVAC maintenance.

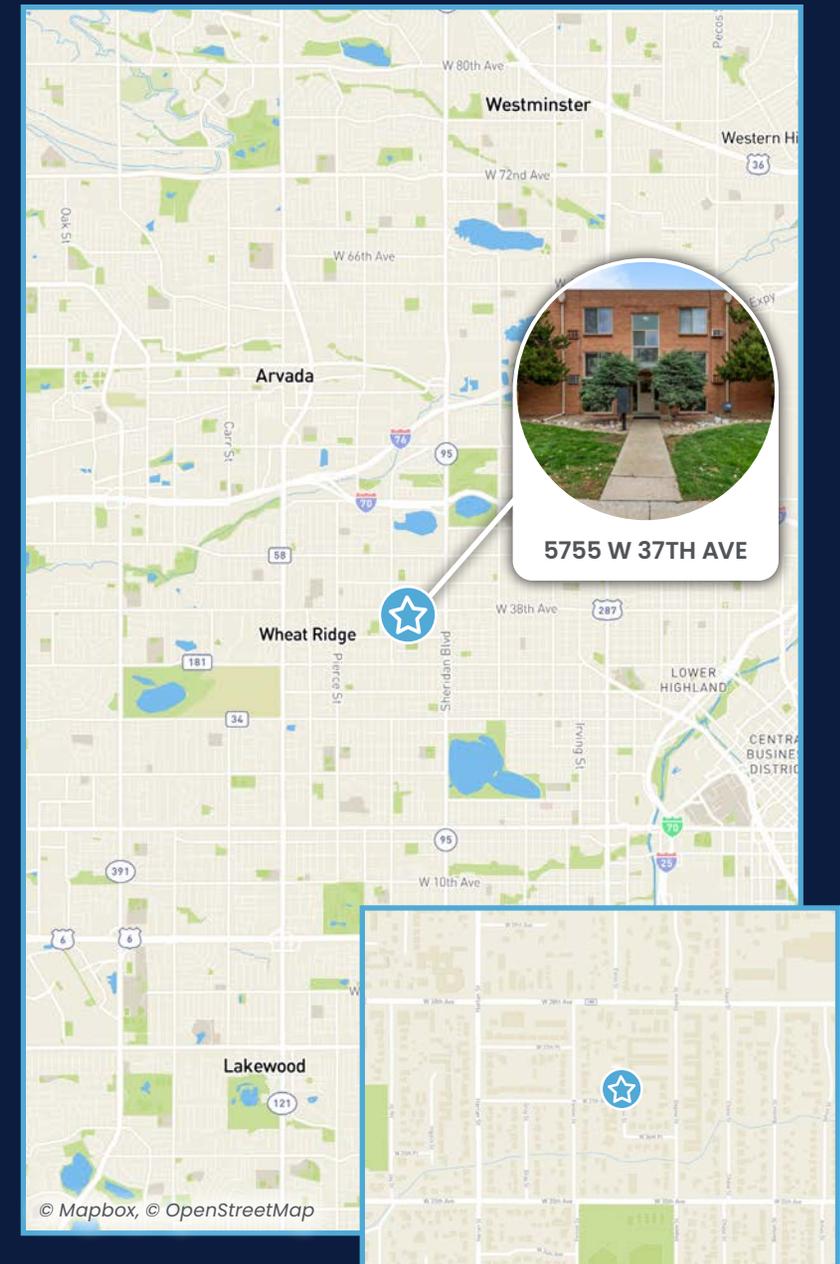
Located in the heart of Wheat Ridge's Barths neighborhood, the property is surrounded by established single-family homes and lies minutes from some of Denver's most desirable neighborhoods, including West Highlands, Sloan's Lake, Edgewater, and Berkeley. Residents benefit from close proximity to a wide range of retail, dining, and community amenities along West 38th Avenue, the Wheat Ridge Marketplace, the shops at Tennyson St, and the Edgewater Public Market. All of these factors help support long-term tenant demand and overall value appreciation.

The property is currently operated by a Jefferson County non-profit organization. The clear upside for investors lies in transitioning to a traditional multifamily management structure, as rents are currently well below prevailing market rates. With no major deferred maintenance or CapEx needs, new ownership can focus on stabilizing rents and realizing stronger cash flow immediately upon acquisition.

INVESTMENT BULLET POINTS:

- Immediate rental upside with no need for significant capital investment. Further value-add potential through light interior renovations to enhance overall appeal
- No deferred maintenance or CapEx requirements, allowing new ownership to focus on rent stabilization and income growth
- Thoroughly maintained with substantial exterior and interior improvements, including updated electrical systems, fencing, parking lot, and common areas
- Prime Wheat Ridge location near West Highlands, Sloan's Lake, Edgewater, and Tennyson Street, providing strong long-term demand and appreciation potential
- Large 0.56-acre lot with flexible R-3 zoning offering potential future development opportunities

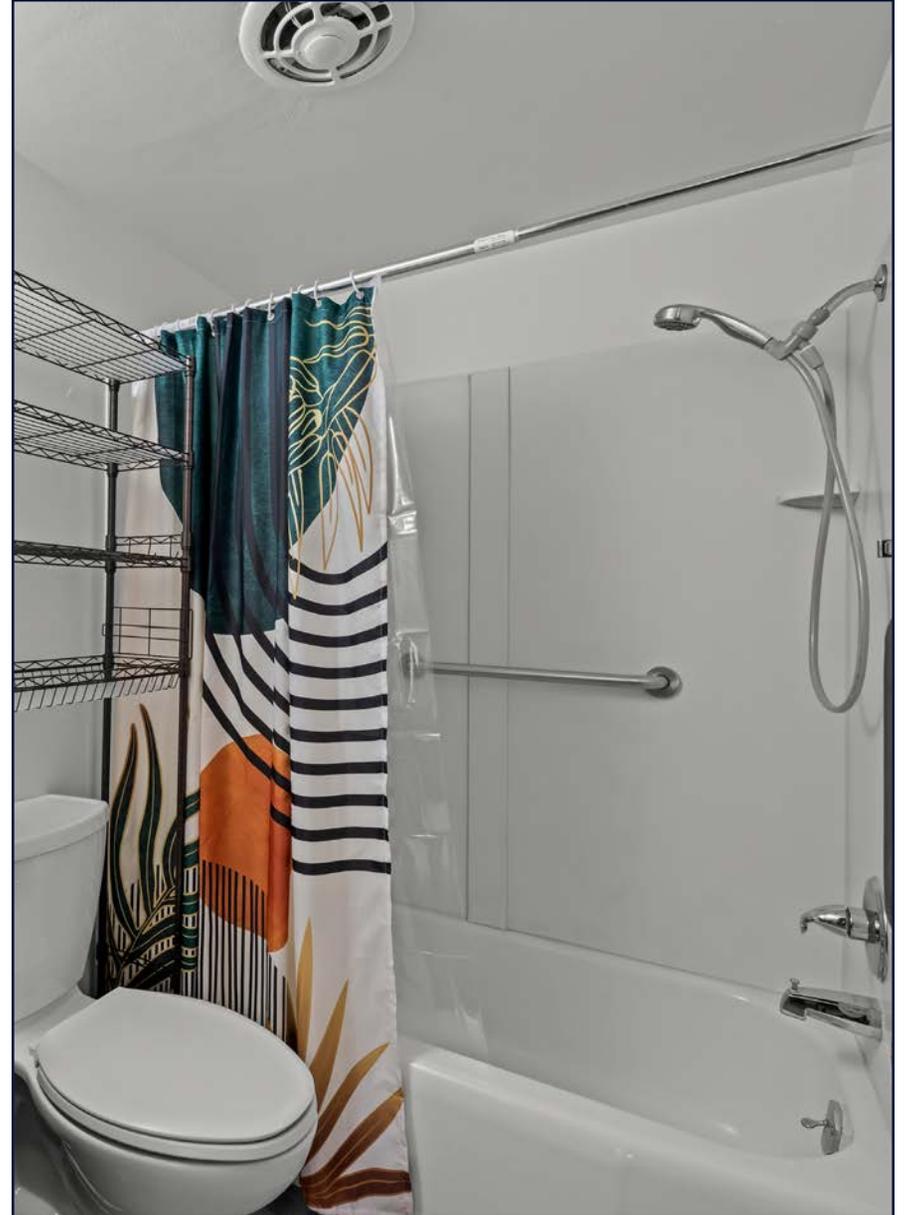
LOCATION MAP



Address:	5755 W 37th Ave Wheat Ridge, CO 80212
County:	Jefferson
APN:	39-251-00-018
Units:	12
Buildings:	1
Stories:	3
Construction:	Brick
Roof:	Flat
Y.O.C.:	1960
Lot Size:	24,393
Parking:	Surface, 12 Spaces
Heating:	Boiler
Air Conditioning:	AC Wall Units
Metering: Water/Sewer	Master
Gas:	Master
Electric:	Individual



PROPERTY PHOTOS





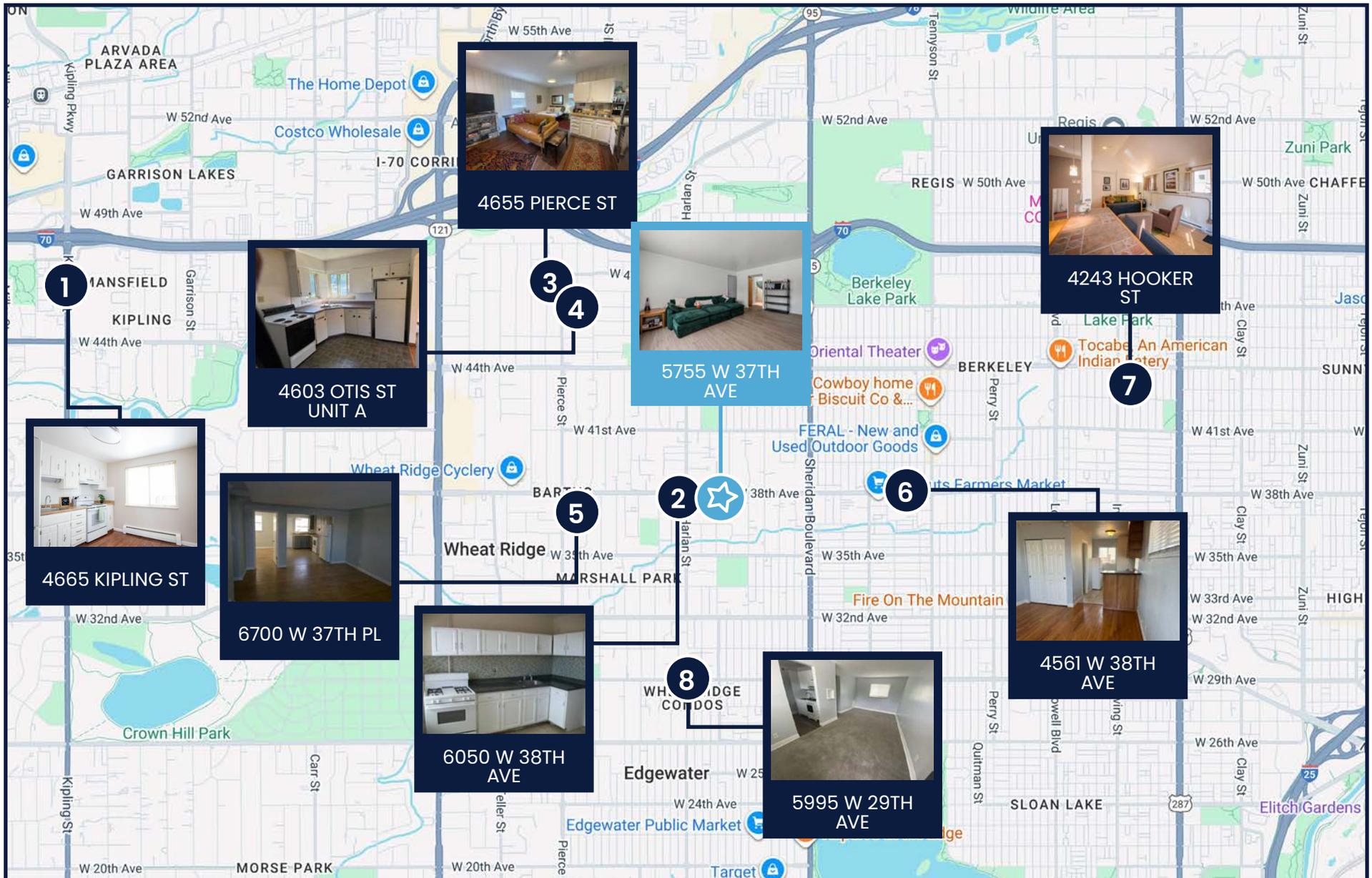
COMPARABLE PROPERTIES



COMPARABLE RENTAL PROPERTIES SUMMARY | STUDIO

PROPERTY NAME	BED	BATH	SF	RENT	RENT / SF	PRO FORMA RENT	PRO FORMA RENT / SF
☆ The Jefferson Towers Wheat Ridge, CO 80212	0	1	575	\$670	\$1.17	\$1,200	\$2.09
1. Rent Comp 1 4665 Kipling St Wheat Ridge, CO 80033	0	1	490	\$1,075	\$2.19		
2. Rent Comp 2 6050 W 38th Ave Wheat Ridge, CO 80033	0	1	500	\$1,125	\$2.25		
3. Rent Comp 3 4655 1/2 Pierce St Wheat Ridge, CO 80033	0	1	425	\$1,145	\$2.69		
4. Rent Comp 4 4603 Otis St Unit A Wheat Ridge, CO 80033	0	1	800	\$1,575	\$1.97		
5. Rent Comp 5 6700 W 37th Pl Wheat Ridge, CO 80033	0	1	500	\$1,150	\$2.30		
6. Rent Comp 6 4561 W 38th Ave Denver, CO 80212	0	1	375	\$1,200	\$3.20		
7. Rent Comp 7 4243 Hooker St Denver, CO 80212	0	1	350	\$1,350	\$3.86		
8. Rent Comp 8 5995 W 29th Ave #5 Wheat Ridge, CO 80214	0	1	300	\$1,200	\$4.00		
TOTAL / AVG			468	\$1,228	\$2.81		
		MIN:	300	\$1,075	\$1.97		
		MAX:	800	\$1,575	\$4.00		

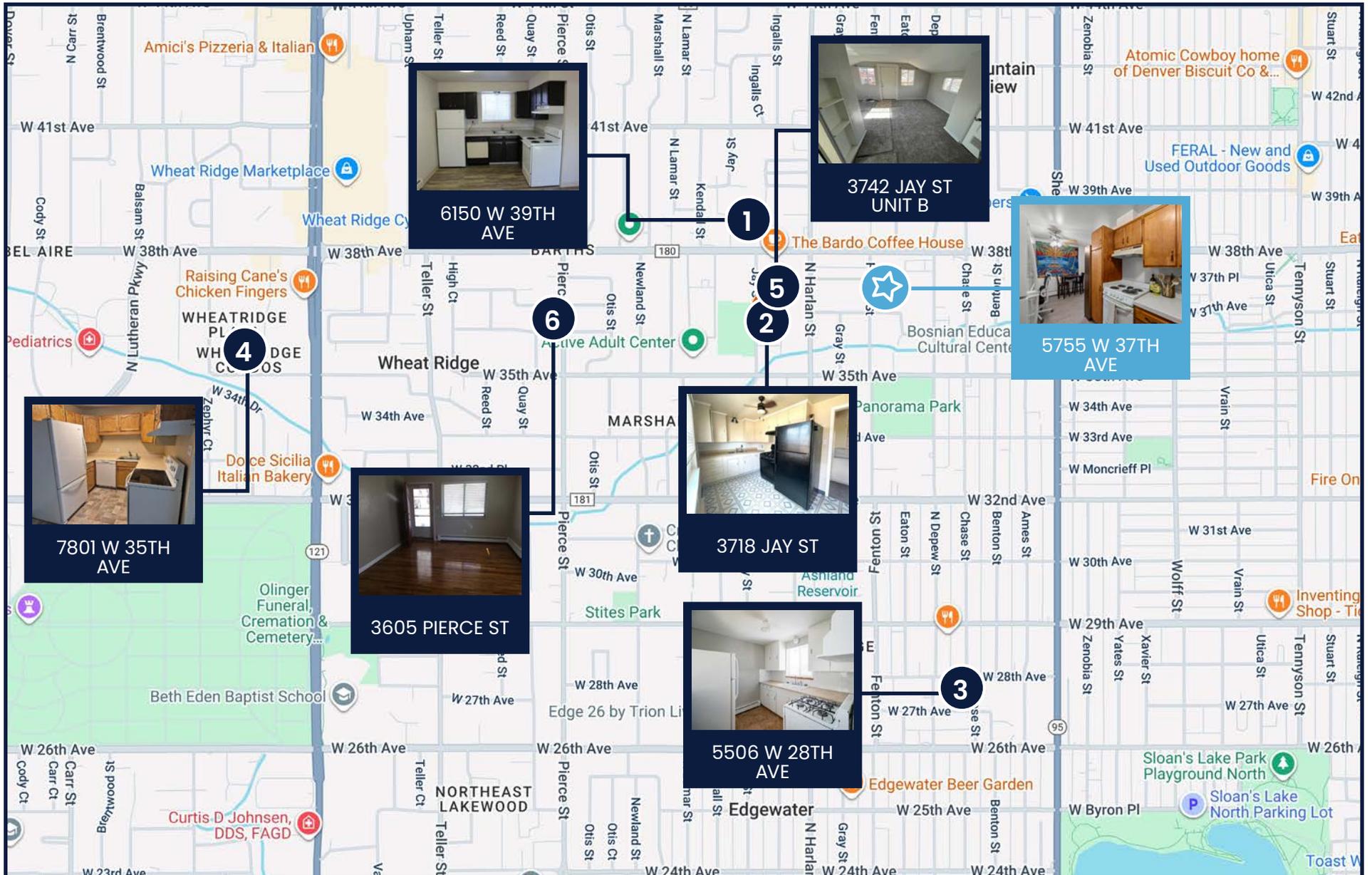
COMPARABLE RENTAL PROPERTIES MAP



COMPARABLE RENTAL PROPERTIES SUMMARY | ONE BEDROOM

PROPERTY NAME	BED	BATH	SF	RENT	RENT / SF	PRO FORMA RENT	PRO FORMA RENT / SF
 The Jefferson Towers Wheat Ridge, CO 80212	1	1	610	\$860	\$1.41	\$1,350	\$2.21
1. Rent Comp 1 6150 W 39th Ave Wheat Ridge, CO 80033	1	1	700	\$1,350	\$1.93		
2. Rent Comp 2 3718 Jay St Wheat Ridge, CO 80033	1	1	550	\$1,350	\$2.45		
3. Rent Comp 3 5506 W 28th Ave Wheat Ridge, CO 80214	1	1	550	\$1,400	\$2.55		
4. Rent Comp 4 7801 W 35th Ave Wheat Ridge, CO 80033	1	1	735	\$1,400	\$1.90		
5. Rent Comp 5 3742 Jay St Unit B Wheat Ridge, CO 80033	1	1	595	\$1,400	\$2.35		
6. Rent Comp 6 3605 N Pierce St Wheat Ridge, CO 80033	1	1	600	\$1,350	\$2.25		
TOTAL / AVG			622	\$1,375	\$2.24		
		MIN:	550	\$1,350	\$1.90		
		MAX:	735	\$1,400	\$2.55		

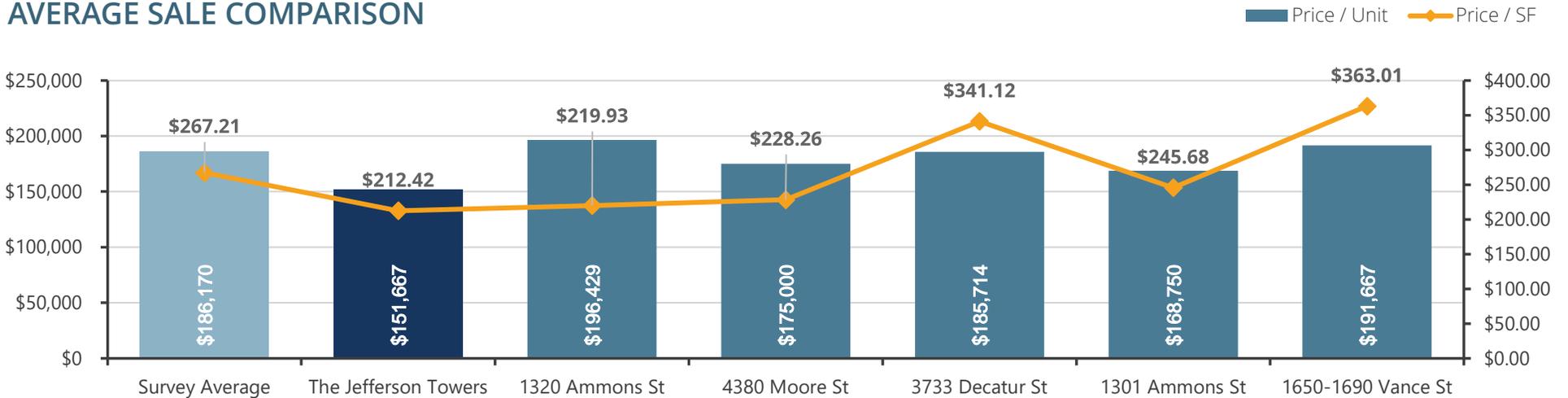
COMPARABLE RENTAL PROPERTIES MAP



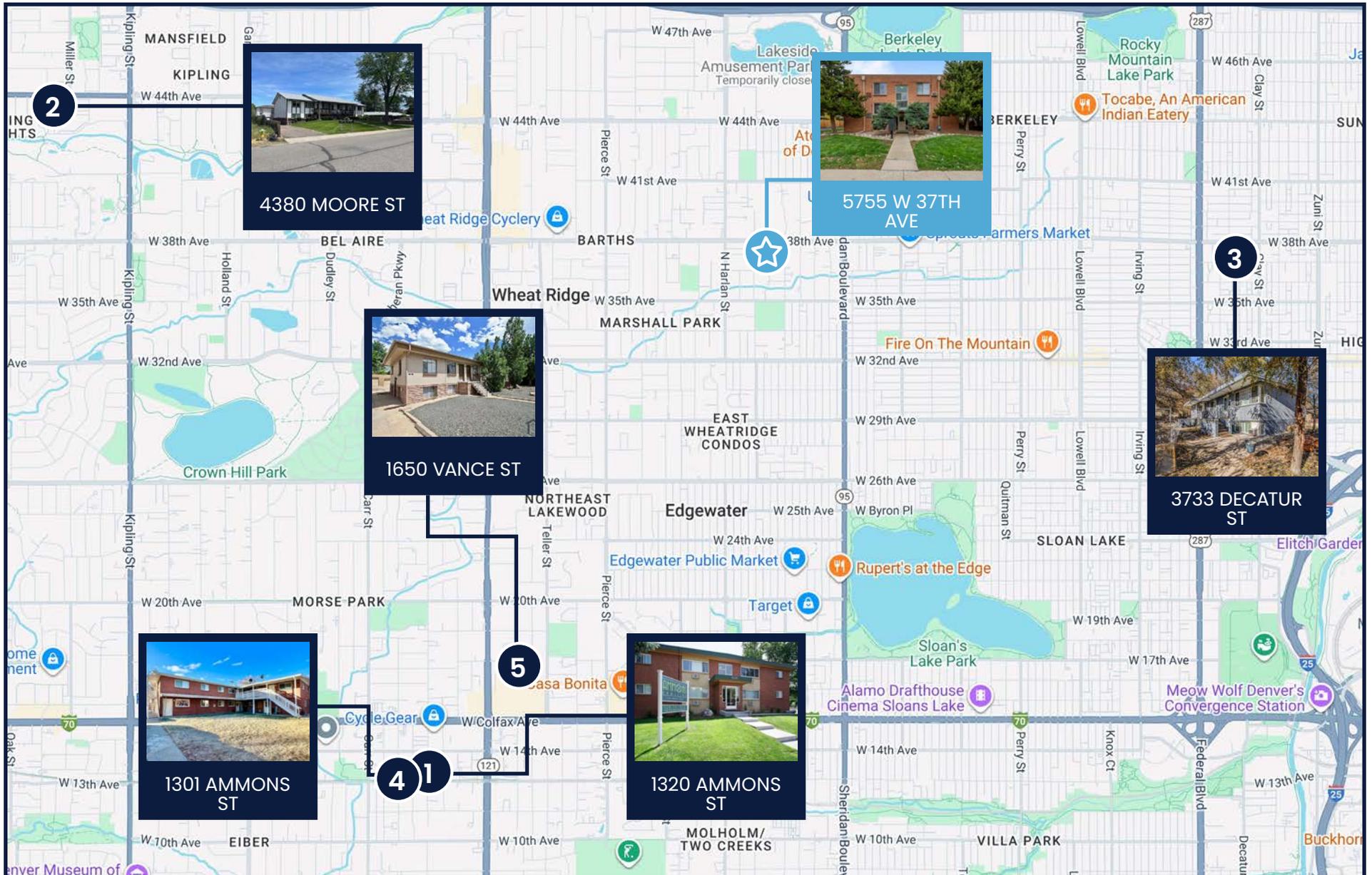
COMPARABLE SALE PROPERTIES SUMMARY

PROPERTY NAME	YEAR BUILT	UNITS	TOTAL SF	CLOSED DATE	SALE PRICE	SALE PRICE / UNIT	SALE PRICE / SF
☆ The Jefferson Towers 5755 W 37th Ave Wheat Ridge, CO 80212	1960	12	8,568	Proposed	\$1,820,000	\$151,667	\$212.42
1. Sale Comp 1							
1320 Ammons St Lakewood, CO 80214	1961	14	12,504	1/6/2025	\$2,750,000	\$196,429	\$219.93
2. Sale Comp 2							
4380 Moore St Wheat Ridge, CO 80033	1971	6	4,600	12/20/2024	\$1,050,000	\$175,000	\$228.26
3. Sale Comp 3							
3733 Decatur St Denver, CO 80211	1955	7	3,811	8/29/2024	\$1,300,000	\$185,714	\$341.12
4. Sale Comp 4							
1301 Ammons St Lakewood, CO 80214	1958	8	5,495	7/24/2024	\$1,350,000	\$168,750	\$245.68
5. Sale Comp 5							
1650-1690 Vance St Lakewood, CO 80214	1952	12	6,336	9/29/2023	\$2,300,000	\$191,667	\$363.01
TOTAL / AVG	1966	9	6,549		\$1,750,000	\$186,170	\$267.21

AVERAGE SALE COMPARISON



COMPARABLE SALE PROPERTIES MAP



THE HILLTOP APARTMENTS

10527 W 6TH PL | LAKEWOOD, CO 80215

PRICE: \$1,200,000

PRICE / UNIT: \$150,000

PRICE / SF: \$213.68



PROPERTY SUMMARY

The Unique Apartment Group is pleased to present the opportunity to acquire 10527 W 6th Pl in Lakewood, Colorado, also known as The Hilltop Apartments.

The Hilltop Apartments is a two-story multifamily asset consisting of eight (8) units, featuring a mix of seven (7) one-bedroom/one-bathroom units and one (1) studio. The building offers an efficient design and desirable unit mix that appeals to a wide range of tenants seeking affordability and convenience in the heart of Lakewood.

Current ownership has kept the property in excellent condition through consistent investment in maintenance and significant capital improvements within the last decade. Recent projects include a new roof, HVAC replacement, keypad entry added to main doors, fire panel upgrade, and fresh paint and carpet in the common hallways. These upgrades reflect a strong commitment to long-term property care and provide a solid foundation for continued operational success.

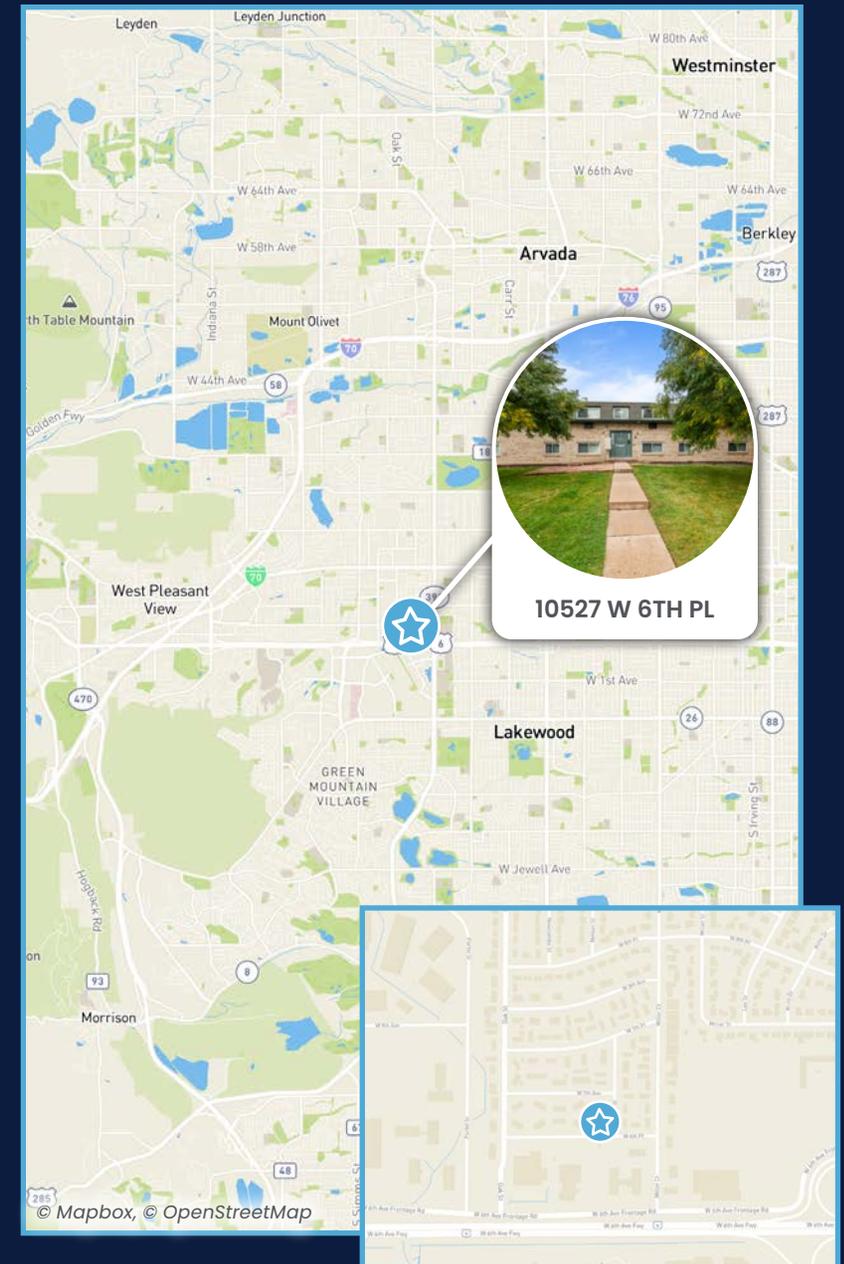
Situated in a prime Lakewood location, the property benefits from close proximity to a variety of neighborhood amenities, including the Belmar Shopping District, Addenbrooke Park, and Lakewood City Center, offering residents convenient access to shopping, dining, and recreation. The area is well-connected by West 6th Avenue, Alameda Avenue, and Union Boulevard, providing easy access to downtown Denver and the surrounding metro area. These features collectively help drive long-term tenant demand and sustained value appreciation.

The property is currently operated by a Jefferson County non-profit organization, presenting a compelling opportunity for investors to reposition the asset under a traditional multifamily management model. The upside lies in aligning below-market rents with prevailing rates and improving operational efficiency through expense optimization. With a strong physical foundation already in place, the property offers room for a value-add strategy, giving new ownership the opportunity to modernize units, enhance curb appeal, and push rent values through thoughtful upgrades.

INVESTMENT BULLET POINTS:

- Immediate rental upside with no need for significant capital investment. Further value-add potential through light interior renovations to enhance overall appeal and drive rent growth
- No deferred maintenance or major CapEx requirements following recent upgrades including roofing, HVAC replacement, keypad entry, fire panel upgrade, and refreshed common areas
- Thoroughly maintained with meaningful improvements providing a strong physical foundation and operational stability
- Prime Lakewood location near Belmar Shopping District, Addenbrooke Park, and Lakewood City Center, offering convenient access to shopping, dining, and recreation
- Excellent connectivity via West 6th Avenue, Alameda Avenue, and Union Boulevard, allowing for quick access to downtown Denver and surrounding employment centers

LOCATION MAP



Address: 10527 W 6th Pl
Lakewood, CO 80215

County: Jefferson

APN: 49-044-19-006

Units: 8

Buildings: 1

Stories: 2

Construction: Brick

Roof: Flat

Y.O.C.: 1971

Lot Size: 16,830

Parking: Surface, 7 Spaces

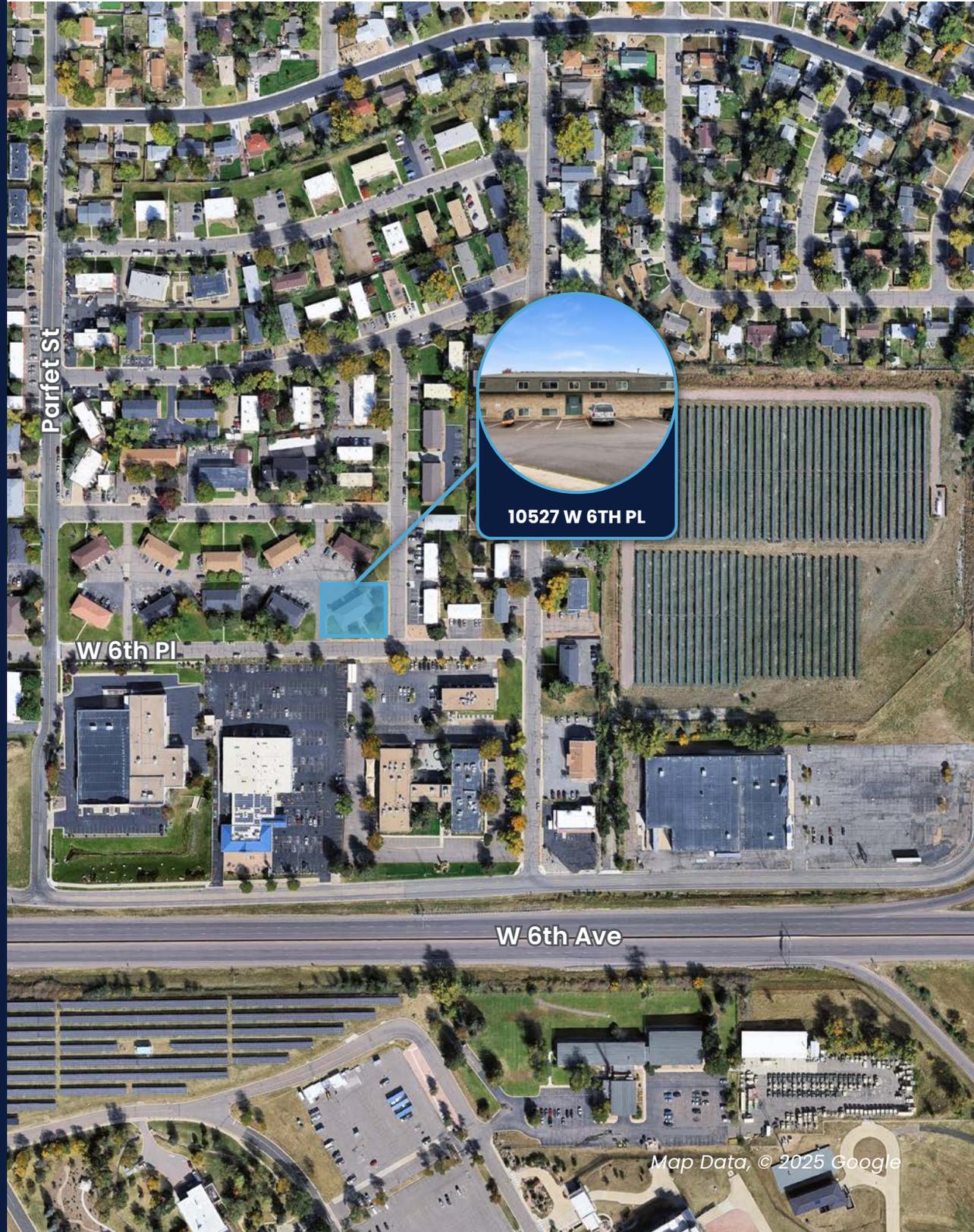
Heating: Boiler

Air Conditioning: Wall Units

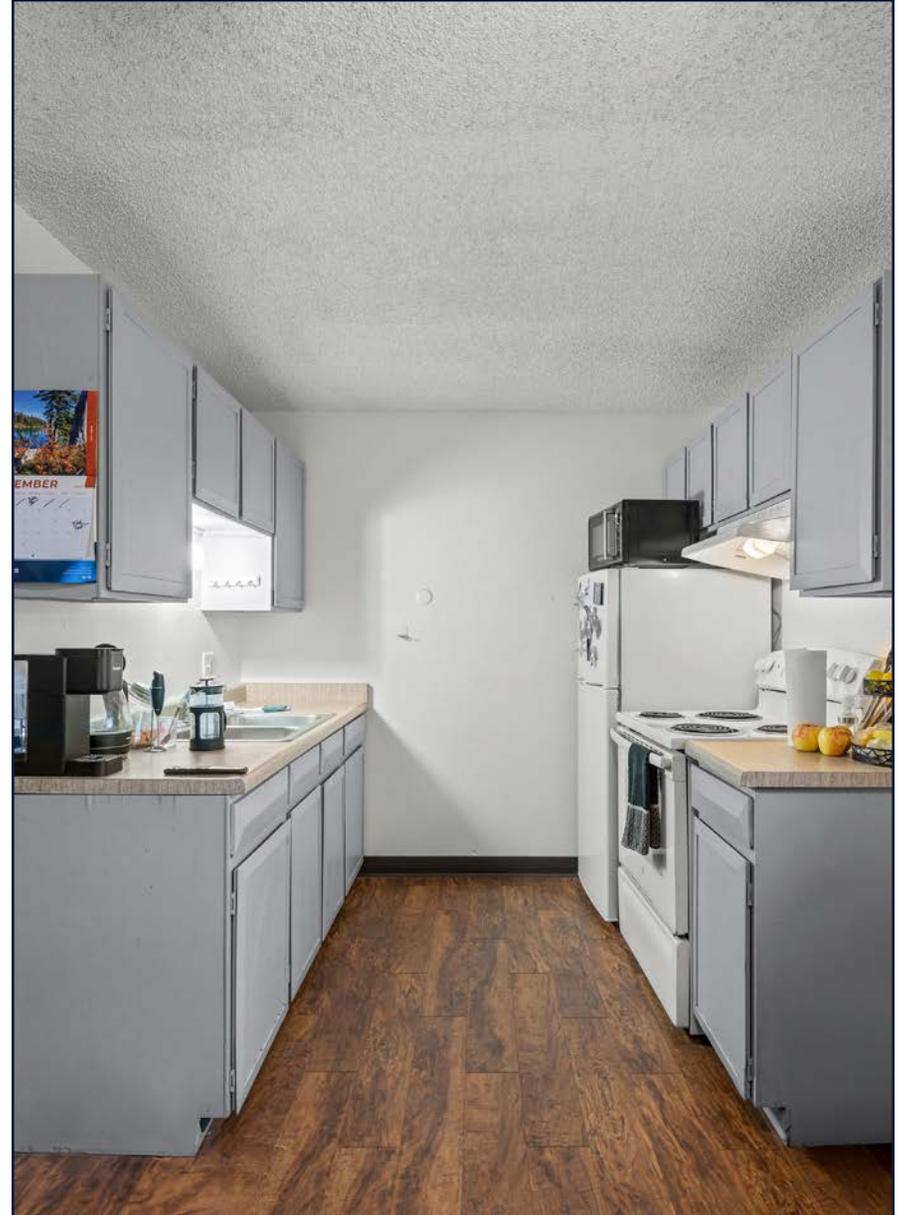
Metering: Water/Sewer Master

Gas: Master

Electric: Individual



PROPERTY PHOTOS





COMPARABLE PROPERTIES



COMPARABLE RENTAL PROPERTIES SUMMARY

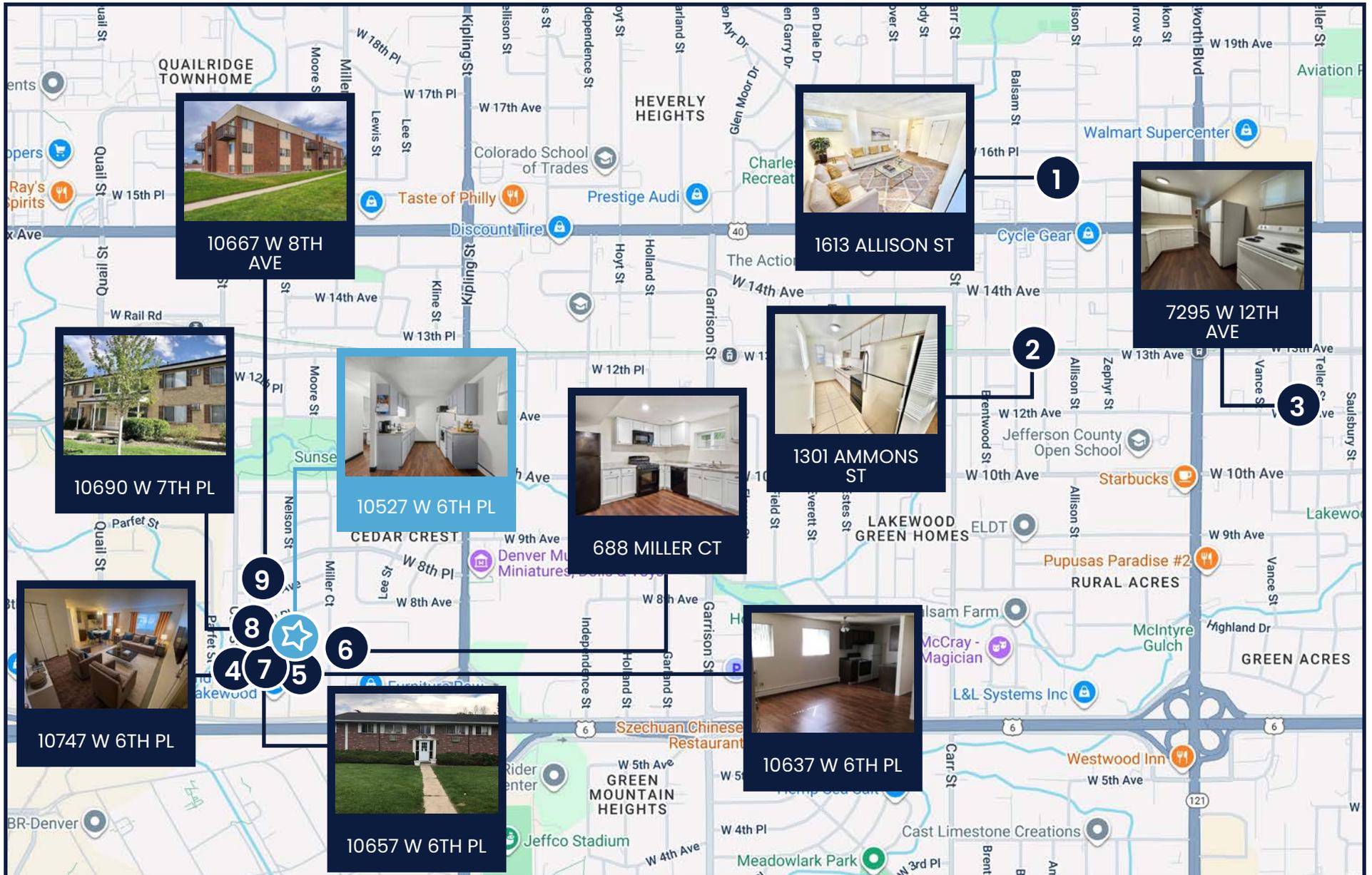
STUDIO

PROPERTY NAME	BED	BATH	SF	RENT	RENT / SF	PRO FORMA RENT	PRO FORMA RENT / SF
The Hilltop Apartments Lakewood, CO 80215	0	1	405	\$950	\$2.35	\$1,100	\$2.72
1. Rent Comp 1 1613 Allison St Lakewood, CO 80214	0	1	545	\$1,050	\$1.93		
2. Rent Comp 2 1301 Ammons St Lakewood, CO 80214	0	1	450	\$1,100	\$2.44		
3. Rent Comp 3 7295 W 12th Ave Unit F Lakewood, CO 80214	0	1	415	\$1,075	\$2.59		
TOTAL / AVG			470	\$1,075	\$2.32		
		MIN:	415	\$1,050	\$1.93		
		MAX:	545	\$1,100	\$2.59		

ONE BEDROOM

PROPERTY NAME	BED	BATH	SF	RENT	RENT / SF	PRO FORMA RENT	PRO FORMA RENT / SF
The Hilltop Apartments Lakewood, CO 80215	1	1	610	\$1,061	\$1.74	\$1,200	\$1.97
1. Rent Comp 1 10747 W 6th Pl Lakewood, CO 80215	1	1	650	\$1,200	\$1.85		
2. Rent Comp 2 10637 W 6th Pl Lakewood, CO 80215	1	1	520	\$1,250	\$2.40		
3. Rent Comp 3 688 Miller Ct Lakewood, CO 80215	1	1	650	\$1,200	\$1.85		
4. Rent Comp 4 10657 W 6th Pl Lakewood, CO 80215	1	1	520	\$1,195	\$2.30		
5. Rent Comp 5 10690 W 7th Pl Lakewood, CO 80215	1	1	675	\$1,195	\$1.77		
6. Rent Comp 6 10667 W 8th Ave Lakewood, CO 80215	1	1	575	\$1,225	\$2.13		
TOTAL / AVG			598	\$1,211	\$2.05		
		MIN:	520	\$1,195	\$1.77		
		MAX:	675	\$1,250	\$2.40		

COMPARABLE RENTAL PROPERTIES MAP



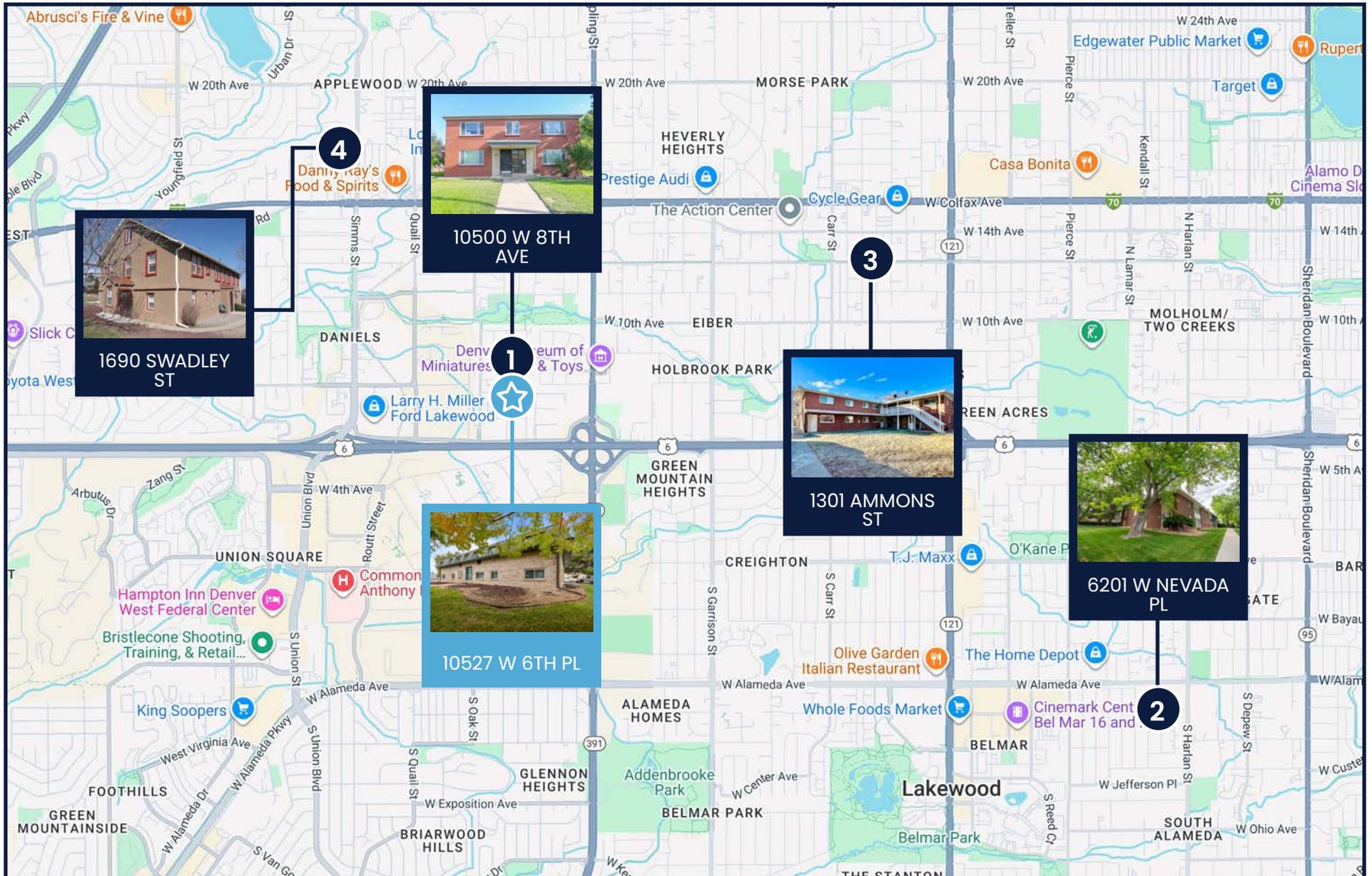
COMPARABLE SALE PROPERTIES SUMMARY

PROPERTY NAME	YEAR BUILT	UNITS	TOTAL SF	CLOSED DATE	SALE PRICE	SALE PRICE / UNIT	SALE PRICE / SF
☆ The Hilltop Apartments 10527 W 6th Pl Lakewood, CO 80215	1971	8	5,616	Proposed	\$900,000	\$112,500	\$160.26
1. Sale Comp 1							
10500 W 8th Ave Lakewood, CO 80215	1960	8	4,620	11/30/2023	\$1,350,000	\$168,750	\$292.21
2. Sale Comp 2							
6201 W Nevada Pl Lakewood, CO 80226	1960	24	22,330	6/12/2024	\$3,900,000	\$162,500	\$174.65
3. Sale Comp 3							
1301 Ammons St Lakewood, CO 80212	1958	8	5,495	7/24/2024	\$1,350,000	\$168,750	\$245.68
4. Sale Comp 4							
1690 Swadley St Lakewood, CO 80215	1922	8	3,654	3/18/2024	\$1,375,000	\$171,875	\$376.30
TOTAL / AVG	1959	13	10,815		\$2,200,000	\$165,000	\$203.42

AVERAGE SALE COMPARISON



COMPARABLE SALE PROPERTIES MAP



THE JEFFCO PORTFOLIO
FINANCIAL ANALYSIS

UNIT MIX AND RENT SCHEDULE

TYPE	# OF UNITS	CURRENT RENT	AVERAGE RENT	AVERAGE SIZE	RENT / SF	MONTHLY PRO FORMA	TOTAL UNIT SIZE	LOWEST RENT	HIGHEST RENT
Studio	3	\$2,290	\$763	520	\$1.47	\$1,200	1,560	\$670.00	\$950.00
1 Bed, 1 Bath	10	\$8,600	\$860	610	\$1.41	\$1,350	6,100	\$825.00	\$875.00
1 Bed, 1 Bath	9	\$8,635	\$959	700	\$1.37	\$1,250	6,300	\$925.00	\$985.00
1 Bed, 1 Bath	7	\$7,430	\$1,061	610	\$1.74	\$1,200	4,270	\$1,050.00	\$1,070.00
2 Bed, 1 Bath	2	\$2,030	\$1,015	900	\$1.13	\$1,500	1,800	\$1,015.00	\$1,015.00
TOTAL	31	\$28,985				All Units--> \$39,750	20,030		
ANNUALIZED TOTAL		\$347,820				\$477,000			

NET OPERATING INCOME

INCOME	CURRENT		PER UNIT	PRO FORMA		PER UNIT
Scheduled Rent Income	\$347,820			\$477,000		
See Other Income Detail	\$395			\$19,595		
Scheduled Gross Income		\$348,215	\$11,233		\$496,595	
Vacancy Allowance		-\$17,391	-\$561		-\$23,850	
Effective Gross Income:		\$330,824	\$10,672		\$472,745	\$15,250
EXPENSES						
Taxes, Property:						
Real	\$23,093	\$23,093	\$745	\$23,093	\$23,093	\$745
Insurance:						
Property	\$16,718	\$16,718	\$539	\$31,000	\$31,000	\$1,000
Management:						
Off-Site	\$25,200	\$25,200	\$813	\$37,820	\$37,820	\$1,220
Utilities:						
Electric	\$20,369			\$4,643		
Gas	\$8,646			\$8,646		
Trash Collection	\$8,304			\$8,304		
Water & Sewer	\$12,198	\$49,516	\$1,597	\$12,198	\$33,790	\$1,090
Repairs & Maintenance:						
Carpet/Floor Replacement	\$1,325	\$1,325	\$43	\$1,300	\$1,300	\$42
Doors/Locks/Glass	\$2,741			\$2,750		
Electrical	\$414	\$3,155	\$102	\$4,000	\$6,750	\$218
HVAC	\$4,932			\$4,000		
Janitorial	\$15,963			\$6,750		
Lawn & Landscaping	\$15,482	\$36,377	\$1,173	\$4,250	\$15,000	\$484
Painting	\$3,468	\$3,468	\$112	\$5,250	\$5,250	\$169
Plumbing	\$5,516	\$5,516	\$178	\$1,750	\$1,750	\$56
Snow Removal	\$14,060	\$14,060	\$454	\$3,750	\$3,750	\$121
Total Expenses		\$178,428.40	\$5,755.75		\$159,502.47	\$5,145.24
NET OPERATING INCOME		\$152,395.60	\$4,915.99		\$313,242.53	\$10,104.60

OFFERING TERMS

	PROPOSED PRICING
	<u>CURRENT / PRO FORMA</u>
Price	\$4,490,000
Down Payment	\$2,245,000 (50%)
Loan Amount	\$2,245,000
Interest Rate / Amortization	5.95% / 30 Years
Current NOI / Pro Forma NOI	\$152,396 / \$308,293
	CURRENT / PRO FORMA ANALYSIS
	<u>CURRENT / PRO FORMA</u>
Debt Service	\$(160,654)
Net Cash Flow After Debt Service	\$(8,258) / \$147,639
Principal Reduction	\$27,827
Total Return	\$19,569 / \$175,466
Cap Rate	0.87% / 7.82%
Cap Rate	3.39% / 6.87%
GRM	12.91 / 9.41
Price/Unit	\$144,839
Price/Sq Ft	\$195.83





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Offering Memorandum From



A Division of Unique Properties, Inc.