



265 LAUREL STREET | BROOMFIELD, COLORADO 80020  
OFFERING MEMORANDUM



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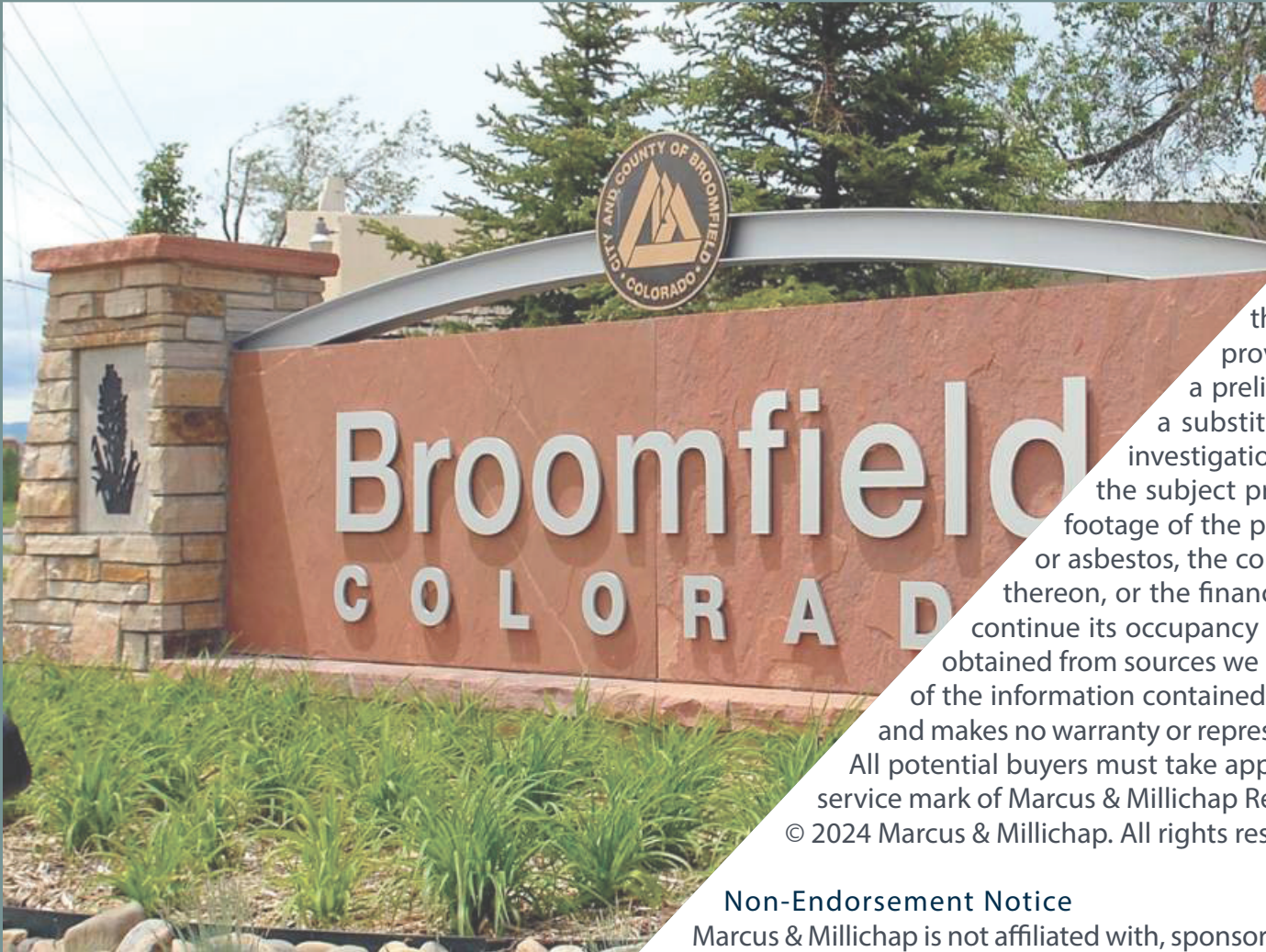
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# The Offering

Marcus & Millichap is pleased to present 265 Laurel Street, an eight-unit multifamily community centrally located in Broomfield, Colorado with easy access to Boulder and Denver. Built in 1961, this two-story brick building has secured access to interior hallways, including from the off-street lot to the rear of the building. There are seven one-bedroom units and one studio, all with newer double-pane windows.

Multiple other upgrades have been completed in recent years. Five of the eight units have been updated with vinyl plank flooring. The common area hallways have been renovated with newer vinyl plank flooring and LED lights for a cleaner, more modern, look. There is an income-producing laundry facility located on the lower level. The rear off-street parking lot has eight spaces and was completely resurfaced in 2025. The entire electrical system was also upgraded in 2025, with all new electrical panels and conduit to each unit. All units are individually metered for electricity, paid directly by the residents. Gas and water is master metered and currently paid by the owners. The building is heated by a central boiler and there are two water heaters providing domestic hot water which were replaced in 2021 and 2025. The property is located on a well-maintained 0.22-acre lot and the exterior landscaping is conveniently maintained by a sprinkler system.

265 Laurel Street offers strong rental appeal due to its historically strong occupancy, central location, high-income and well-educated potential tenants in the area, and proximity to major employers, retail, recreation, and quality schools. The value-add potential is also a strong incentive to any potential buyer with the ability to continue the renovations to the remaining three units and increase rent growth.

## PROPERTY HIGHLIGHTS



Numerous Completed Upgrades  
On-Site Laundry  
Nearby Retail, Recreation, & Dining



Easy Access to US-36  
Denver - 16 Miles  
Boulder - 13 Miles



Median HH Income:  
\$120,000  
Approx. Population:  
97,000  
Education Level:  
58% College-Educated



Historically Strong Occupancy  
Value-Add Potential  
Major Employers Include Ball Corp,  
Oracle, & CenturyLink



# PROPERTY SUMMARY

## Property Information

ADDRESS:	265 Laurel Street Broomfield, CO 80020
PURCHASE PRICE:	\$1,250,000
NUMBER OF UNITS:	8
APPROX. LOT SIZE:	0.22 Acres
YEAR BUILT:	1961
UNIT MIX:	(7) 1 BDR   1 BA (1) STUDIO
AVERAGE UNIT SIZE:	624 SF   1 BDR 420 SF   STUDIO
AVERAGE RENT	\$1,313
RENTABLE SF   AVG RENT PSF:	4,788 SF   \$2.19/SF
ENTRY:	Secured Front & Rear
NUMBER OF PARKING SPOTS:	8 Off-Street; Rear Lot
NUMBER OF STORIES:	2; Brick & Masonry
EXTERIOR:	Lawn; Sprinkler System
ROOF:	Flat; Rubber-Membrane

***ACCESS DEAL ROOM & FINANCIALS HERE***





# COMMUNITY AMENITIES

Front & Rear Secured Building Entry; Interior Hallways

All-Brick; Low Maintenance Exterior

Eight Off-Street Parking Spaces to Rear of Building

Parking Lot Resurfaced in 2025

On-Site, Income-Producing Laundry Facility

Master Metered for Gas & Water/Sewer (Owner Pays)

Individually Metered for Electric (Tenant Pays)

Updated Electrical Panels & Conduit in 2025

Central Boiler for Heating

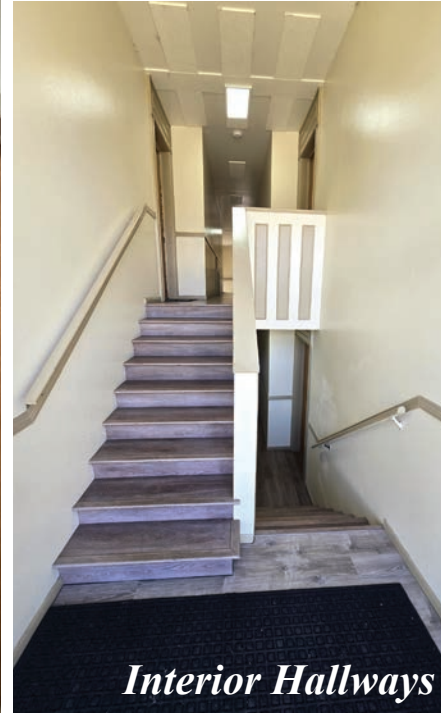
Two Hot Water Heaters Replaced in 2021 & 2025

Updated Vinyl Plank Flooring in Common Areas

Updated LED Lighting in Common Areas



*Vinyl Plank Flooring  
LED Lights*



*Interior Hallways*



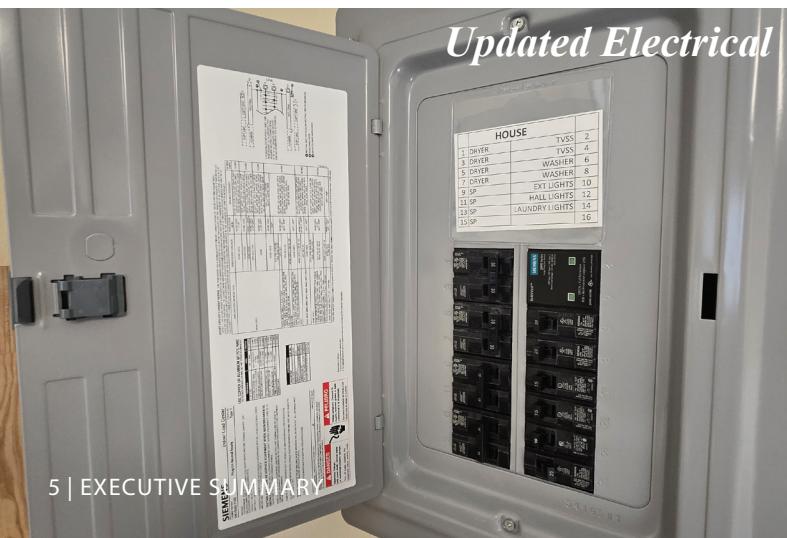
*Income Producing On-Site Laundry*



*Central Boiler &  
2 Hot Water Heaters*



*Newly Resurfaced Off-Street Parking*



*Updated Electrical*



# APARTMENT AMENITIES

Seven One-Bedroom Units | One Studio

Five Units Updated w/ Vinyl Plank Flooring

Separate Dining Area in One-Bedroom Units

Tile Surround in Baths

Double-Pane Windows

Large Closets & Linen Closet in All Units



*Linen Closet*



*Kitchen*



*Dining Area*



*Bathroom*

6 | EXECUTIVE SUMMARY



*Bedroom w/ 2 Closets*



*Living Room*



*Living Room  
Vinyl Plank Flooring*





ORACLE



FLATIRON  
CROSSING

INTERLOCKEN  
LOOP

INTERLOCKEN

DOWNTOWN BOULDER  
13 Miles →



WADSWORTH BLVD



← DOWNTOWN DENVER  
16 Miles



265 LAUREL ST

MIDWAY BLVD





# Financial Summary

PROPERTY INFO		FINANCING		RETURNS <small>(CURRENT   PROJECTED)</small>	
Purchase Price	\$1,250,000	Loan Amount	\$875,000	Cap Rate	6.18%   6.37%
Number of Units	8	Down Payment (30%)	\$375,000	GRM	9.922   9.43
Price Per Unit	\$156,250	Loan Type	New First Loan	Debt Coverage Ratio	1.23   1.26
Rentable SF	4,788	Interest Rate	6.0%		
Price Per SF	\$261.07	Amortization	30 Years		
Lot Size	0.22 Acres	Year Due	2035		
Approx. Year Built	1961				

# OF UNITS	UNIT TYPE	SF/UNIT	SCHEDULED RENTS	POTENTIAL RENTS
7	1 BDR   1 BA	624	\$1,225 - \$1,400	\$1,400
1	STUDIO	420	\$1,100	\$1,250



# Rent Roll

			CURRENT		POTENTIAL	
UNIT #	UNIT TYPE	SF	RENT / MONTH	RENT / SF / MONTH	RENT / MONTH	RENT / SF / MONTH
A1	1 BDR   1 BA	624	\$1,400	\$2.24	\$1,400	\$2.24
A2	1 BDR   1 BA	624	\$1,400	\$2.24	\$1,400	\$2.24
A3	STUDIO	420	\$1,100	\$2.62	\$1,250	\$2.98
A4	1 BDR   1 BA	624	\$1,350	\$2.16	\$1,400	\$2.24
B5	1 BDR   1 BA	624	\$1,225	\$1.96	\$1,400	\$2.24
B6	1 BDR   1 BA	624	\$1,400	\$2.24	\$1,400	\$2.24
B7	1 BDR   1 BA	624	\$1,225	\$1.96	\$1,400	\$2.24
B8	1 BDR   1 BA	624	\$1,400	\$2.24	\$1,400	\$2.24
TOTALS / AVERAGES		4,788	\$10,500	\$2.19	\$11,050	\$2.31
GROSS ANNUALIZED RENTS			\$126,000		\$132,600	



# Operating Statement

INCOME	CURRENT	PROJECTED		PER UNIT	PER SF
Gross Current Rent	126,000	132,600	[1]	16,575	27.69
Physical & Economic Vacancy	(6,300)	(6,630)	[2]	(829)	(1.38)
EFFECTIVE RENTAL INCOME	119,700	125,970		15,746	26.31
Other Income					
Laundry Income	850	900	[3]	113	0.19
All Other Income	1,000	1,000	[4]	125	0.21
TOTAL OTHER INCOME	\$1,850	\$1,900		\$238	\$0.40
EFFECTIVE GROSS INCOME	\$121,550	\$127,870		\$15,984	\$26.71
EXPENSES	CURRENT	PROJECTED		PER UNIT	PER SF
Real Estate Taxes	7,691	7,691	[5]	961	1.61
Insurance	9,581	9,581	[6]	1,198	2.00
Utilities - Electric	724	746	[7]	93	0.16
Utilities - Water & Sewer	6,796	7,000	[7]	875	1.46
Utilities - Gas	2,474	2,548	[7]	319	0.53
Trash Removal	2,044	2,105	[7]	263	0.44
Repairs, Maintenance, & Turnover	5,018	8,000	[8]	1,000	1.67
Landscaping & Grounds	876	876	[9]	110	0.18
General & Administrative	631	800	[10]	100	0.17
Management Fee (7.0%)	8,509	8,951	[11]	1,119	1.87
TOTAL EXPENSES	\$44,343	\$48,298		\$6,037	\$10.09
EXPENSES AS % OF EGI	36.5%	37.8%			
NET OPERATING INCOME	\$77,207	\$79,572		\$9,947	\$16.62



NOTES TO OPERATING STATEMENT

- [1] Current Annualized Rent based on June 2025 rent roll vs. all units at market rent.
- [2] Market Vacancy is 5%.
- [3] Laundry Income is based on current collections, estimated to increase annually.
- [4] Additional Income includes application, fee income, etc.
- [5] Assessor projection for 2025 Property Tax due in 2026. 2024 Property Tax was \$7,439.
- [6] Current Property Insurance.
- [7] Current Utilities and Trash Removal is based on 2024/2025. Projected to increase by 3% year over year.
- [8] Current Repairs, Maintenance, & Turnover is based on 2024. Projected at \$1000 per unit per year.
- [9] Landscaping & Grounds is based on 2025.
- [10] General & Administrative is based on 2025. Projected to be \$100 per unit per year.
- [11] Management Fee is estimated at 7%. Currently, property is self-managed.



