

THE VALLEY APARTMENTS

604-606 E EISENHOWER BLVD | LOVELAND, CO 80537

PRICE: \$1,300,000

PRICE / UNIT: \$100,000

PRICE / SF: \$134.58



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Offering Memorandum From



A Division of Unique Properties, Inc.

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604

NO
PARKING
FIRE
LANE



PROPERTY ANALYSIS

PROPERTY SUMMARY

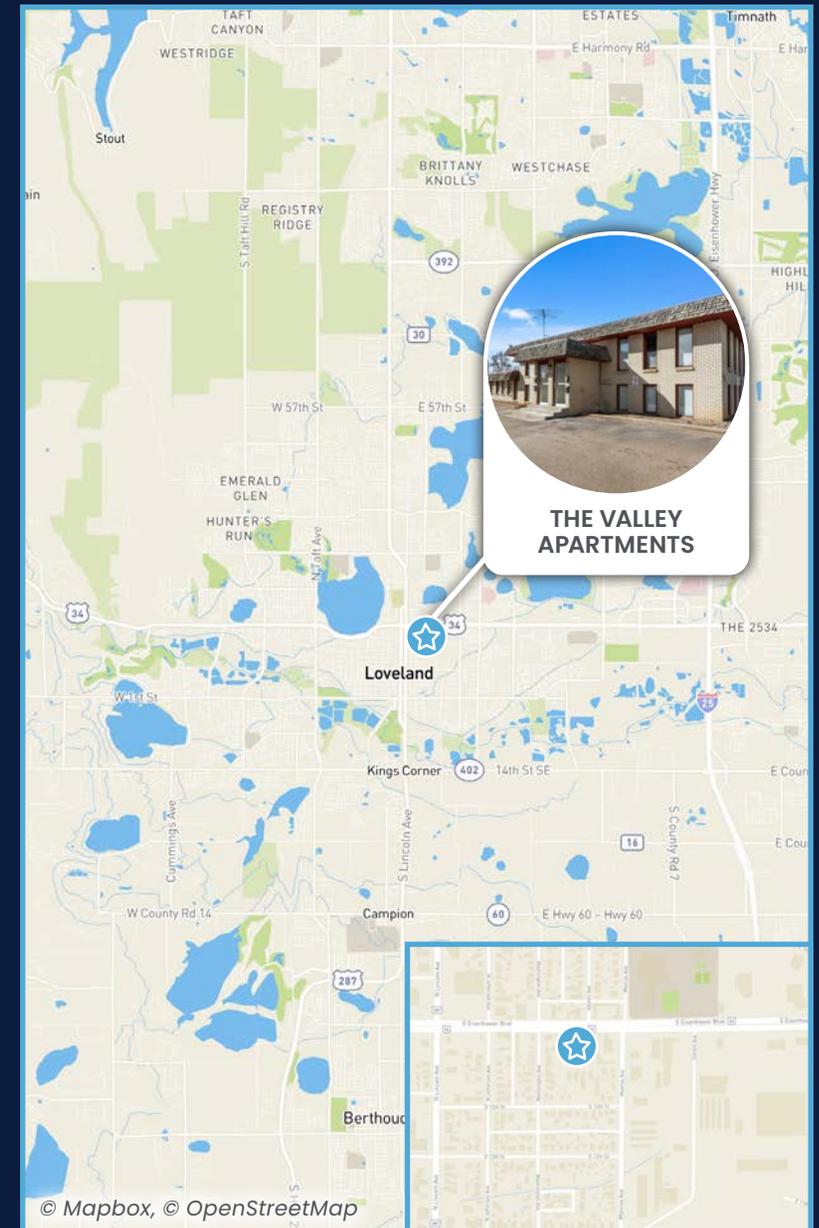
The Valley Apartments consists of 13 units across Three (3) buildings, centrally located at 604 - 606 E Eisenhower Blvd Loveland, Colorado. The property spans two separate parcels, including a converted office building with Five (5) units comprised of Four (4) 1bed/1bath and One (1) studio unit, and a second parcel featuring Eight (8) units from a converted motel consisting of Five (5) 1bed/1bath units, One (1) studio, One (1) large 2bed/1bath unit, and One (1) #bed/1bath unit.

The asset represents a true value-add opportunity driven by below market in place rents, interior renovation potential, and operational inefficiencies. Several units feature dated finishes and offer immediate upside through a light to moderate renovation program including flooring, kitchens, bathrooms, fixtures, and appliances, with market rents in the Loveland submarket supporting meaningful rent growth upon turnover. Additional upside exists through utility expense optimization, improved property management practices, and lease restructuring, while the two parcel configuration and diverse unit mix provide flexibility for future repositioning or redevelopment.

The property is zoned B (Developing Business) under the City of Loveland Unified Development Code, a flexible mixed use commercial district that supports both residential and commercial uses and provides a low entitlement risk profile for continued apartment operations and future redevelopment. Multifamily residential, multiplex, general apartment, and infill multifamily uses are classified as Allowed Uses within the district and are permitted by right through a streamlined administrative approval process without discretionary review or public hearings. The district also permits a broad range of complementary commercial uses including office, professional services, restaurants, and personal services, reinforcing the corridor's mixed-use character and supporting long term neighborhood stability. Duplexes, townhomes, assisted living, and other specialized residential formats may be permitted subject to additional administrative standards, while heavy industrial and disposal related uses are not consistent with the district's intent, preserving the residential and neighborhood-oriented nature of the corridor and providing long term flexibility for repositioning, densification, or mixed-use redevelopment.

The property is centrally located along Highway 34, one of Northern Colorado's primary East/West transportation corridors connecting Loveland to Fort Collins, Greeley, Estes Park, and the broader Front Range. The site benefits from strong visibility, consistent through traffic, and direct regional access, positioning the property within easy commuting distance of major employment centers, retail nodes, and lifestyle amenities across Northern Colorado. The surrounding area features a balanced mix of residential, retail, and service uses that support durable tenant demand and daily convenience, while the corridor location provides efficient access to Downtown Loveland and the broader Northern Colorado employment base. Loveland's continued growth as a regional employment and lifestyle hub further enhances long term renter demand and neighborhood stability.

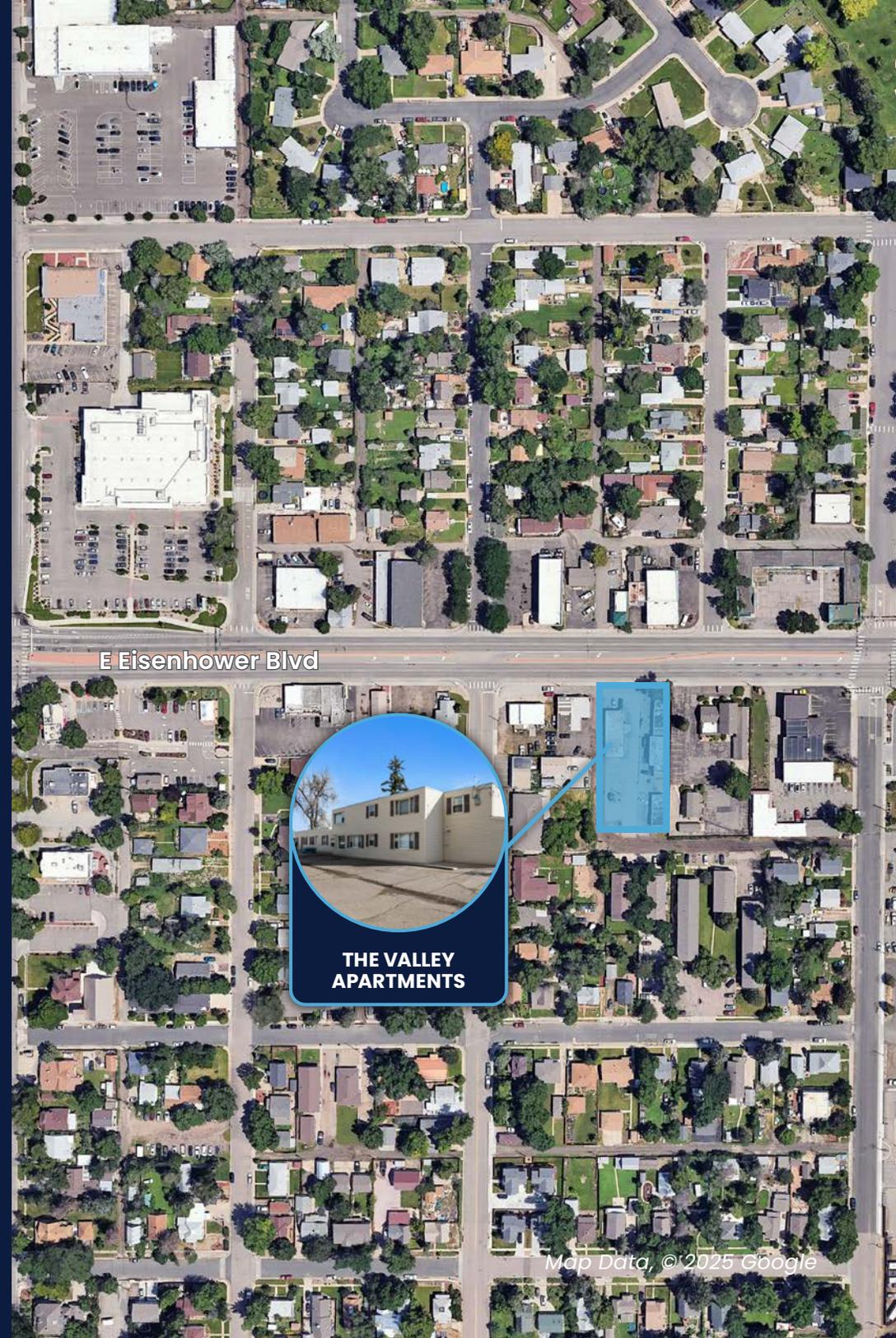
LOCATION MAP



INVESTMENT HIGHLIGHTS

- Acquisition price-per-unit basis (100k/unit) compares favorably to recent small-multifamily sales across Loveland and the broader Northern Colorado region
- Opportunity to improve management practices, streamline expenses, and optimize utilities, supporting NOI expansion beyond renovation-driven rent increases
- Several units feature dated finishes and are well suited for a light to moderate renovation scope including flooring, kitchens, bathrooms, fixtures, and appliances, enabling meaningful rent growth
- Favorable Developing Business (Loveland – B) zoning, permitting multifamily residential uses by right through administrative approval, minimizing entitlement risk and supporting long-term redevelopment potential
- Central Loveland positioning along a primary regional corridor (Highway 34) with strong connectivity to Fort Collins, Greeley, Estes Park, and the broader Northern Colorado employment base, supporting durable renter demand

| | |
|------------------------|---|
| Address: | 604-606 E Eisenhower Blvd Loveland, CO 80537 |
| County: | Larimer |
| Units: | 13 |
| Buildings: | 3 |
| Stories: | 2 |
| Construction: | Frame Siding/Brick Masonry |
| Roof: | Flat |
| Y.O.C.: | 1949/1976 |
| Lot Size: | 23,935 SF |
| Parking: | Parking Lot |
| HVAC: | Forced Air |
| Gas: | Master |
| Electric: | Master |
| Metering: Water/Sewer: | Master |



PROPERTY PHOTOS





ZONING SUMMARY

Property is zoned **B (Developing Business)** under the City of Loveland Unified Development Code

The City's Land Use Tables classify uses as **R, L, A, or C**, which define the level of entitlement review required for a proposed use:

R (ALLOWED USE)

Use is permitted by right in the zoning district. Approval is administrative and limited to standard zoning and site plan compliance. No discretionary review or public hearing is required. These uses represent the lowest entitlement risk and are generally considered conforming uses.

L (LIMITED USE)

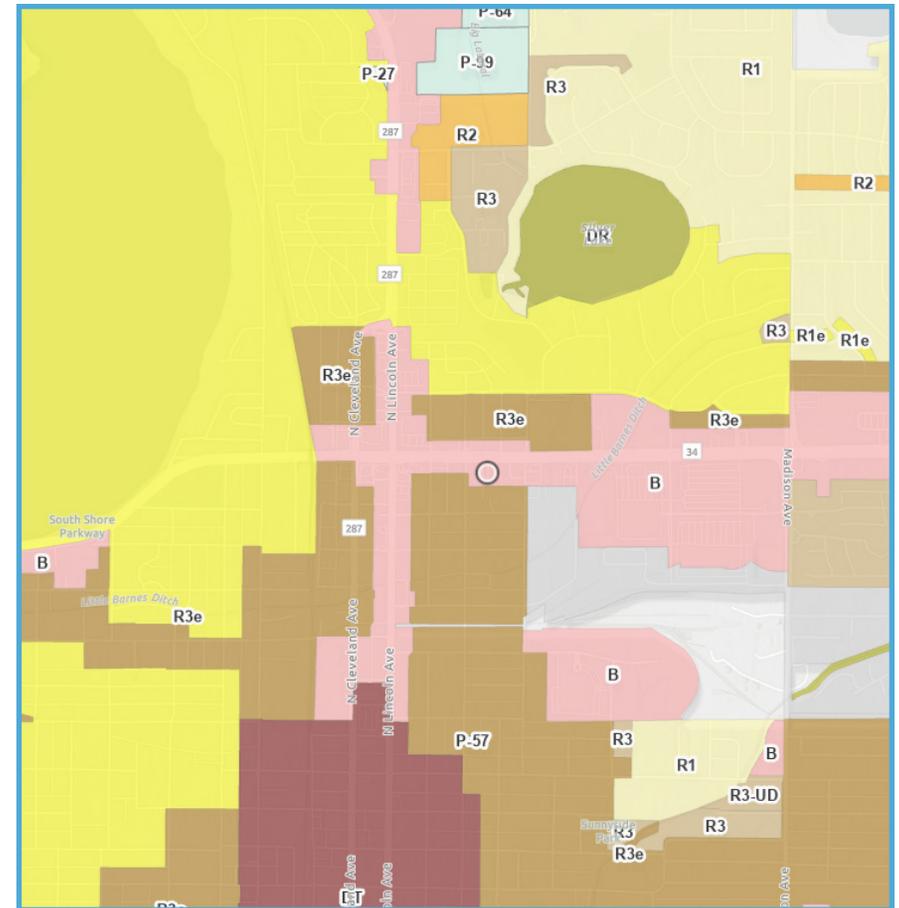
Use is allowed in the district but must comply with additional use specific standards referenced in the Code. Approval remains administrative with no public hearing, but may include restrictions related to size, location, design, parking, or operational characteristics. Entitlement risk is considered low to moderate.

A (ADAPTABLE USE)

Use may be allowed subject to adaptable use standards and additional administrative review, typically including a neighborhood meeting and enhanced design and operational review. No public hearing is required, but these uses carry moderate entitlement complexity and timing considerations.

C (CONDITIONAL USE)

Use requires discretionary approval through a public hearing process before the Planning Commission and or City Council. Approval may be conditioned or denied based on compatibility and impact criteria. These uses carry the highest entitlement risk and longest approval timelines.



PRACTICAL INTERPRETATION

- The B district allows a wide range of commercial activity and supports multifamily residential and mixed-use development as conforming uses
- Core apartment uses are classified as R (Allowed), indicating low entitlement risk and an administrative approval path for both continued operation and future redevelopment
- Most office, retail, restaurant, and apartment uses are classified as R or L, reflecting generally low entitlement risk
- Higher-intensity, auto-oriented, care-related, and industrial uses generally fall under L, A, or C and require additional review and longer approval timelines
- Heavy industrial and disposal-related uses are not consistent with the intended function of the B district

RESIDENTIAL USES

- The B district identifies several residential formats as **R (Allowed)** uses, including **multiplex, general multifamily, and infill multifamily**, supporting both stand-alone apartment development and mixed-use residential projects
- As an **R (Allowed)** use, multifamily residential development is permitted by right in the B district and is subject only to standard administrative review and compliance with applicable development standards such as site plan approval, parking, height, setback, and design requirements
- The zoning framework supports both **continued operation of existing apartment properties and future multifamily or mixed-use redevelopment** without the need for rezoning or discretionary public approvals
- Duplexes and townhomes are generally classified as **R (Allowed)** or **L (Limited)** uses in the B district depending on location and overlay standards, indicating that smaller-scale residential formats are also contemplated within the district
- Certain residential formats may receive additional flexibility when located within a **Complete Neighborhood** or **Enhanced Corridor Overlay** and developed as part of a mixed-use project incorporating both residential and nonresidential components

SPECIAL RESIDENTIAL AND CARE USES

- Assisted living, memory care, group homes, and live-work units are generally classified as **L (Limited)** or **A (Adaptable)** uses in the B district and require compliance with additional use-specific standards
- Protective care and shelter-type uses may require **A (Adaptable)** or **C (Conditional)** approval, reflecting higher entitlement complexity for specialized residential formats

HOSPITALITY, RECREATION, AND ENTERTAINMENT

- Standard restaurants and indoor recreation or entertainment uses are typically classified as **R (Allowed)** in the B district
- Fast-food restaurants, bars, brew pubs, wineries, and lodging uses are generally classified as **L (Limited)** or **A (Adaptable)** uses and require additional administrative review

COMMERCIAL USES

- Core commercial uses including **general and medical office, business services, personal services, liquor stores, and professional uses** are typically classified as **R (Allowed)**
- Retail sales and certain animal-related uses are commonly classified as **L (Limited)** or **A (Adaptable)** and may be subject to additional use-specific standards

COMMUNITY, CIVIC, AND INSTITUTIONAL USES

- Emergency services, public schools, and places of assembly are generally classified as **R (Allowed)**
- Day care, hospitals, libraries, private schools, and vocational schools are typically **L (Limited)** uses
- Shelters and correctional facilities require **C (Conditional)** approval through a public hearing process

INDUSTRIAL, STORAGE, AND WORKSHOP USES

- Light industrial, workshops, and self-storage uses are generally classified as **L (Limited)** or **A (Adaptable)**
- Heavy industrial, logistics, salvage, and waste or disposal uses are classified as **C (Conditional)** and are not consistent with the primary intent of the B district

MOTOR VEHICLE AND TRANSPORTATION USES

- Fueling stations, car washes, parking facilities, auto sales and rentals, and EV charging are typically classified as **L (Limited)** or **A (Adaptable)** uses due to traffic and operational impacts

UTILITIES AND TELECOMMUNICATIONS

- Data centers and major utilities are typically classified as **L (Limited)** or **C (Conditional)**
- Minor utilities and small-cell wireless facilities are generally classified as **R (Allowed)** or administratively reviewable

DEMOGRAPHICS



81,102

Population

City of Loveland



370,771

Population

Larimer County



\$82,592

Median Household Income

City of Loveland



\$88,162

Median Household Income

Larimer County



36%

Renter Occupied Housing Units

City of Loveland



\$486,000

Median Home Value

City of Loveland



205,904

Total Labor Force

Larimer County



Loveland, a primary Northern Colorado submarket within the Fort Collins Loveland metropolitan area, continues to perform as a stable and steadily expanding multifamily environment supported by sustained population growth and a diversified economic base. Northern Colorado is recognized for its resilient, multifaceted economy anchored by primary industry clusters including advanced manufacturing, aviation, bioscience, energy and natural resources, information technology, health and wellness, and food and agriculture. This broad economic foundation supports a professional renter profile and reinforces Loveland's position as one of Northern Colorado's most durable rental environments, benefiting from relative affordability within the Front Range.

Housing supply remains measured relative to demand, with new multifamily development concentrated primarily along the Interstate 25 corridor and limited activity within established Loveland neighborhoods. This constrained pipeline has supported tightening vacancy, stable occupancy, and steady rent performance across existing communities while preserving long term balance between supply and demand. Elevated ownership costs relative to historical norms continue to reinforce renter demand and limit household transitions into homeownership.

Loveland's strategic location along Highway 34 with immediate access to Interstate 25 provides efficient connectivity to Fort Collins, Greeley, Longmont, and the broader Denver metro. The city continues to benefit from reinvestment in its downtown core, the expansion of the Centerra retail and medical district, and an extensive network of parks and trail systems. Proximity to major employment corridors and outdoor recreation amenities reinforces Loveland's appeal to renters seeking quality of life at a relative discount to Boulder and Denver submarkets.

For investors, Loveland represents a durable and well positioned secondary market characterized by controlled supply growth, sustained in migration, and balanced housing fundamentals. Its strategic Front Range location, limited near term development risk, and consistent renter demand position the submarket to deliver reliable cash flow and long-term appreciation within one of Northern Colorado's most established multifamily corridors.

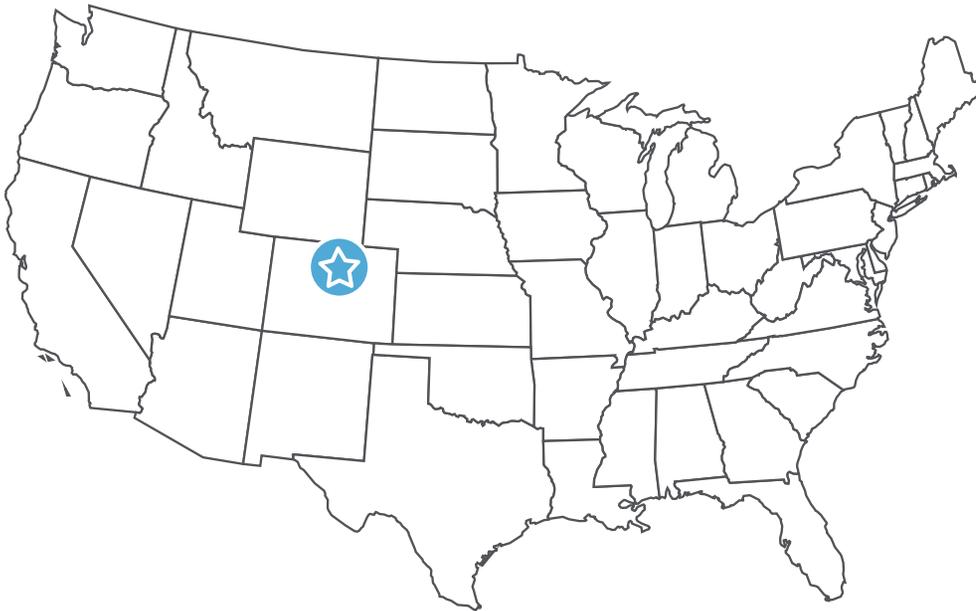


TOURISM/RECREATION

Loveland's high quality of life can be found throughout the city. With an average of 300 days of sunshine per year and low humidity, Loveland experiences pleasant weather year-round.

The city is home to:

- Three golf courses
- Over 180 restaurants
- Four lakes
- Over 150 retail stores
- Eight breweries
- Two distilleries
- 18 miles of hiking and biking trails
- More than 31 recreational parks and easy access to Rocky Mountain National Park located less than an hour away
- Over 380 public works of art and home to one of the top international outdoor sculpture shows



ROCKY MOUNTAIN NATIONAL PARK

Located just a one-hour drive from Loveland along US Route 34, the park spans the Continental Divide and encompasses protected mountains, forests and alpine tundra. It's known for the Trail Ridge Road and the Old Fall River Road, drives that pass aspen trees and rivers. The Keyhole Route, a climb crossing vertical rock, leads up Longs Peak, the park's tallest mountain. A trail surrounding Bear Lake offers views of the peaks. Within the boundaries of Rocky Mountain National Park, more than 100 peaks rise above 11,000 feet in altitude, including Longs Peak at 14,259 feet. Rocky Mountain National Park is one of the most visited parks in the country.

OUTLETS OF LOVELAND

Located in Loveland, the Outlets at Loveland is located between Fort Collins and Greeley, along Interstate 25, and is the largest outlet mall in the region. The outlets feature over 40 brand name outlet stores such as Ann Taylor, Under Armour, Nike, J. Crew, Gymboree, and many more, with prices 30-70% below full retail prices, making it a popular destination within the city.

FOOTHILLS

This regional mall located in Fort Collins began a redevelopment in 2015 and was one of the largest retail construction projects in the country. The redevelopment continues, and new tenants, such as Dick's Sporting Goods, have just opened in 2018. The mall is transforming into a modern retail destination, and features Nordstrom Rack, H&M, ROSS, Cinemark, Bar Louie, Bad Daddy's Burger Bar, and dozens more retail and dining options.



INFRASTRUCTURE/TRAVEL

Loveland occupies 36.65 square miles at the heart of the emerging and dynamic Northern Colorado Region. The city is centered near highway, railway and airport transportation options.

The city is located along I-25, leading to Denver and Fort Collins, and State Highways US 34 and US 287.

Loveland provides public transportation via COLT, its flagship bus system. There are three bus routes in Loveland to connect residents to city services, shopping, and recreational venues. COLT also connects to FLEX, which provides regional service to Fort Collins and Boulder.

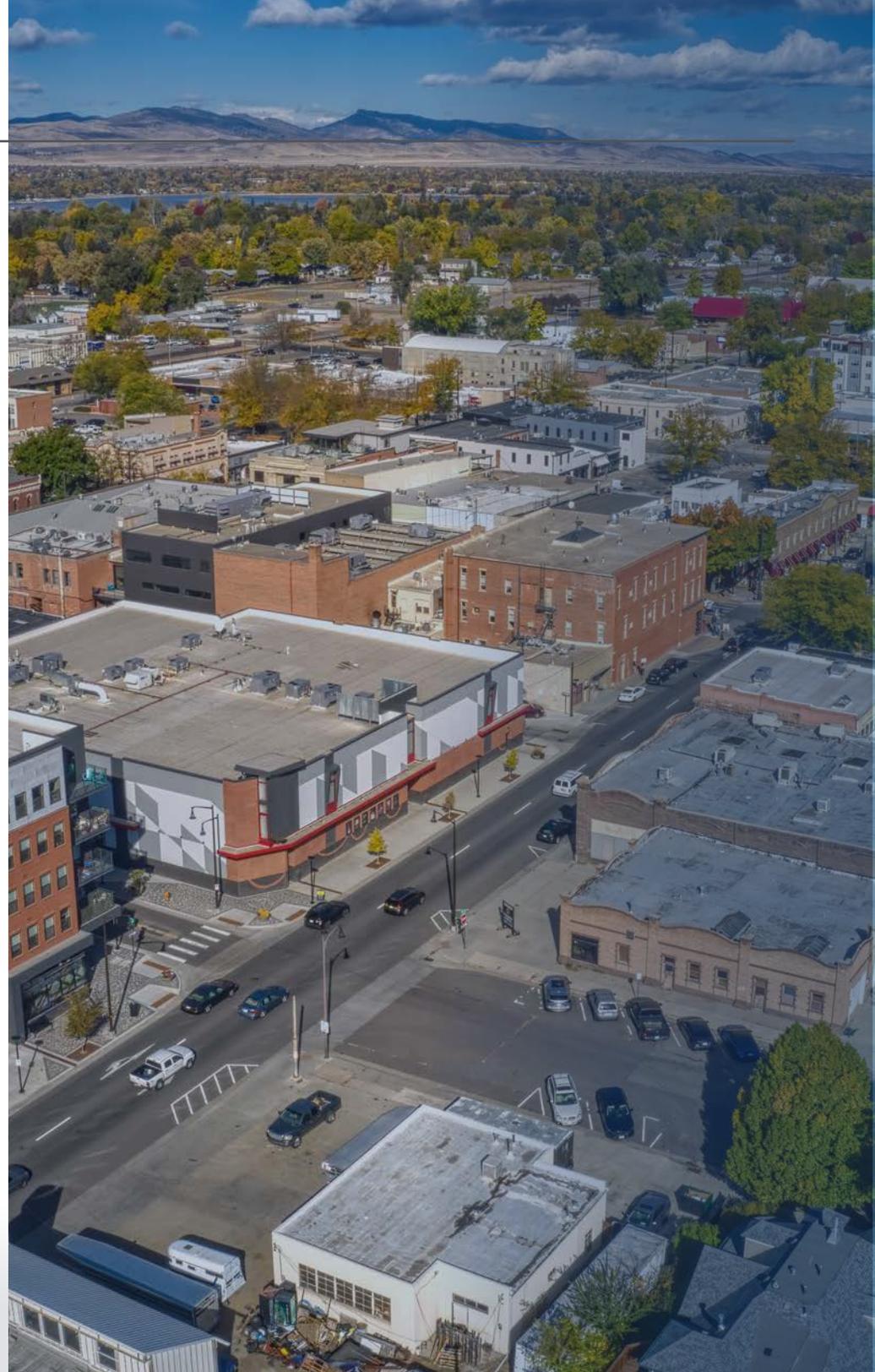
Loveland is just 45 minutes from Denver International Airport and within five minutes of the Northern Colorado Regional Airport home of the first FAA approved remote tower.

BNSF freight rail lines run through Loveland to Denver and into Wyoming with stations in Berthoud and Fort Collins.



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.



LOVELAND'S LARGEST EMPLOYERS (NON-RETAIL)

| EMPLOYER | EMPLOYEES |
|---|-----------|
| Thompson School District (R2-J) | 2,600 |
| Medical Center of the Rockies (UCHealth) | 1,950 |
| City of Loveland | 1,250 |
| Woodward, Inc | 1,230 |
| Walmart | 1,200 |
| McKee Medical Center (Banner Health) | 1,050 |
| Hach Company | 1,000 |
| University of Northern Colorado Health Services | 800 |
| Mears Group | 550 |
| Nutrien | 500 |

Sources: US Census Bureau, US Bureau of Labor, Wikipedia, CoStar Analytics, Google Maps, Metro Denver Economic Development Corp., Livability, Forbes, University of Colorado Anschutz Medical Campus, University of Colorado Denver, University of Denver.







COMPARABLE PROPERTIES

COMPARABLE RENTAL PROPERTIES SUMMARY

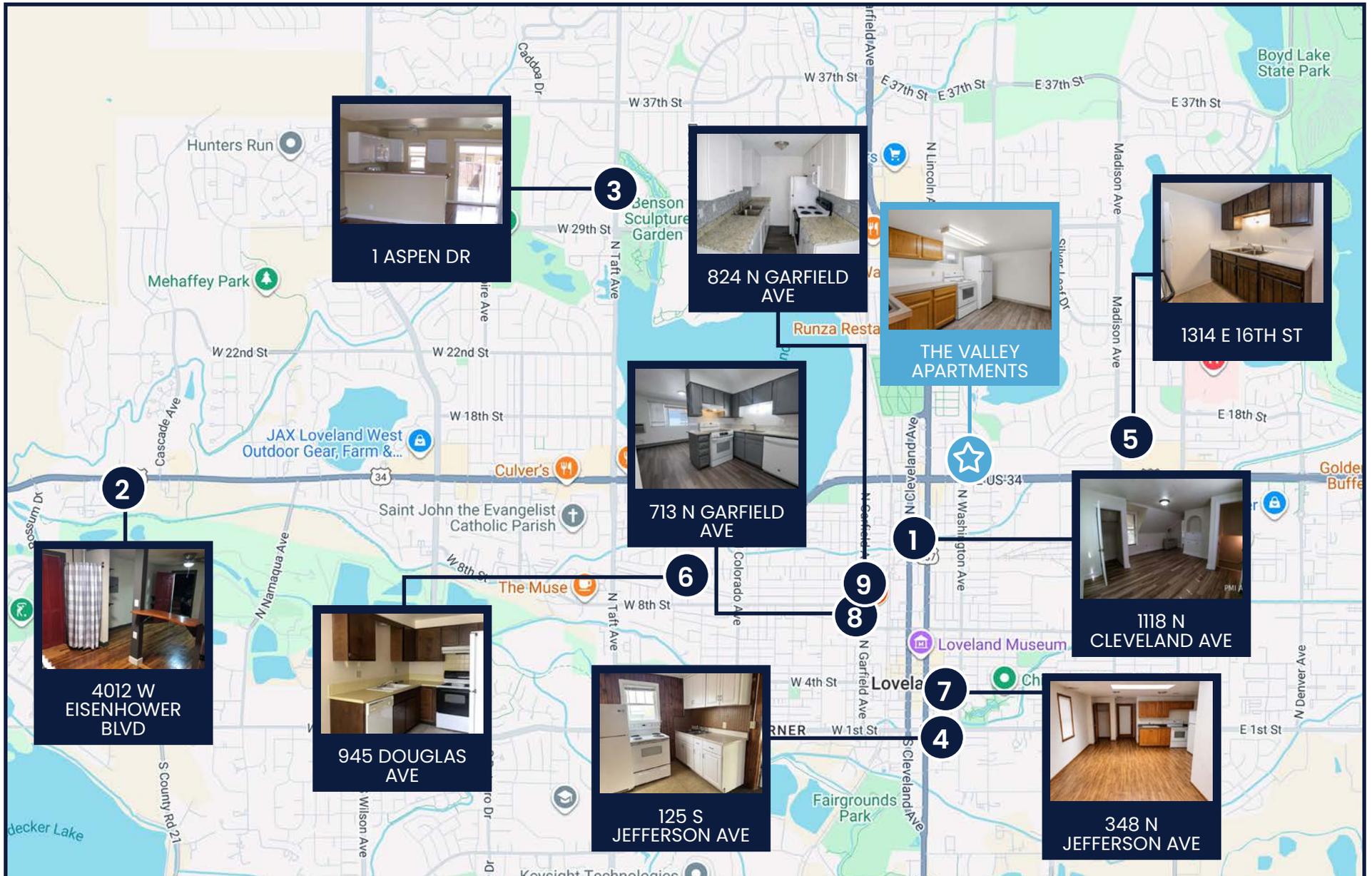
STUDIO

| PROPERTY NAME | BED | BATH | UNITS | SF | RENT | RENT / SF | PRO FORMA RENT | PRO FORMA RENT / SF |
|--|-----|------|-------|------------|----------------|---------------|----------------|---------------------|
| ★ Valley Apartments Loveland, CO 80537 | 0 | 1 | 2 | 400 | \$755 | \$1.89 | \$950 | \$2.38 |
| 1. Rent Comp 1 1118 N Cleveland Ave Loveland, CO 80537 | 0 | 1 | NA | 400 | \$975 | \$2.44 | | |
| 2. Rent Comp 2 4012 W Eisenhower Blvd Unit 5 Loveland, CO 80537 | 0 | 1 | NA | 400 | \$1,175 | \$2.94 | | |
| 3. Rent Comp 3 1 Aspen Dr Unit H Loveland, CO 80538 | 0 | 1 | NA | 420 | \$1,150 | \$2.74 | | |
| TOTAL / AVG | | | | 407 | \$1,100 | \$2.70 | | |
| | | | HIGH | 420 | \$1,175 | \$2.94 | | |
| | | | LOW | 400 | \$975 | \$2.44 | | |

ONE-BEDROOM

| PROPERTY NAME | BED | BATH | UNITS | SF | RENT | RENT / SF | PRO FORMA RENT | PRO FORMA RENT / SF |
|---|-----|------|-------|------------|----------------|---------------|----------------|---------------------|
| ★ Valley Apartments Loveland, CO 80537 | 1 | 1 | 9 | 564 | \$904 | \$1.60 | \$1,044 | \$1.85 |
| 4. Rent Comp 4 125 S Jefferson Ave Unit 6 Loveland, CO 80537 | 1 | 1 | NA | 650 | \$1,055 | \$1.62 | | |
| 5. Rent Comp 5 1314 e 16th St Unit 301 Loveland, CO 80538 | 1 | 1 | NA | 560 | \$1,100 | \$1.96 | | |
| 6. Rent Comp 6 945 Douglas Ave #965 Loveland, CO 80537 | 1 | 1 | NA | 700 | \$1,150 | \$1.64 | | |
| 7. Rent Comp 7 348 N Jefferson Ave #202 Loveland, CO 80537 | 1 | 1 | NA | 800 | \$1,175 | \$1.47 | | |
| 8. Rent Comp 8 713 N Garfield Ave #C2 Loveland, CO 80537 | 1 | 1 | NA | 513 | \$1,095 | \$2.13 | | |
| 9. Rent Comp 9 824 N Garfield Ave Loveland, CO 80537 | 1 | 1 | NA | 513 | \$1,295 | \$2.52 | | |
| TOTAL / AVG | | | | 623 | \$1,145 | \$1.89 | | |
| | | | HIGH | 800 | \$1,295 | \$2.52 | | |
| | | | LOW | 513 | \$1,055 | \$1.47 | | |

COMPARABLE RENTAL PROPERTIES MAP



COMPARABLE RENTAL PROPERTIES SUMMARY

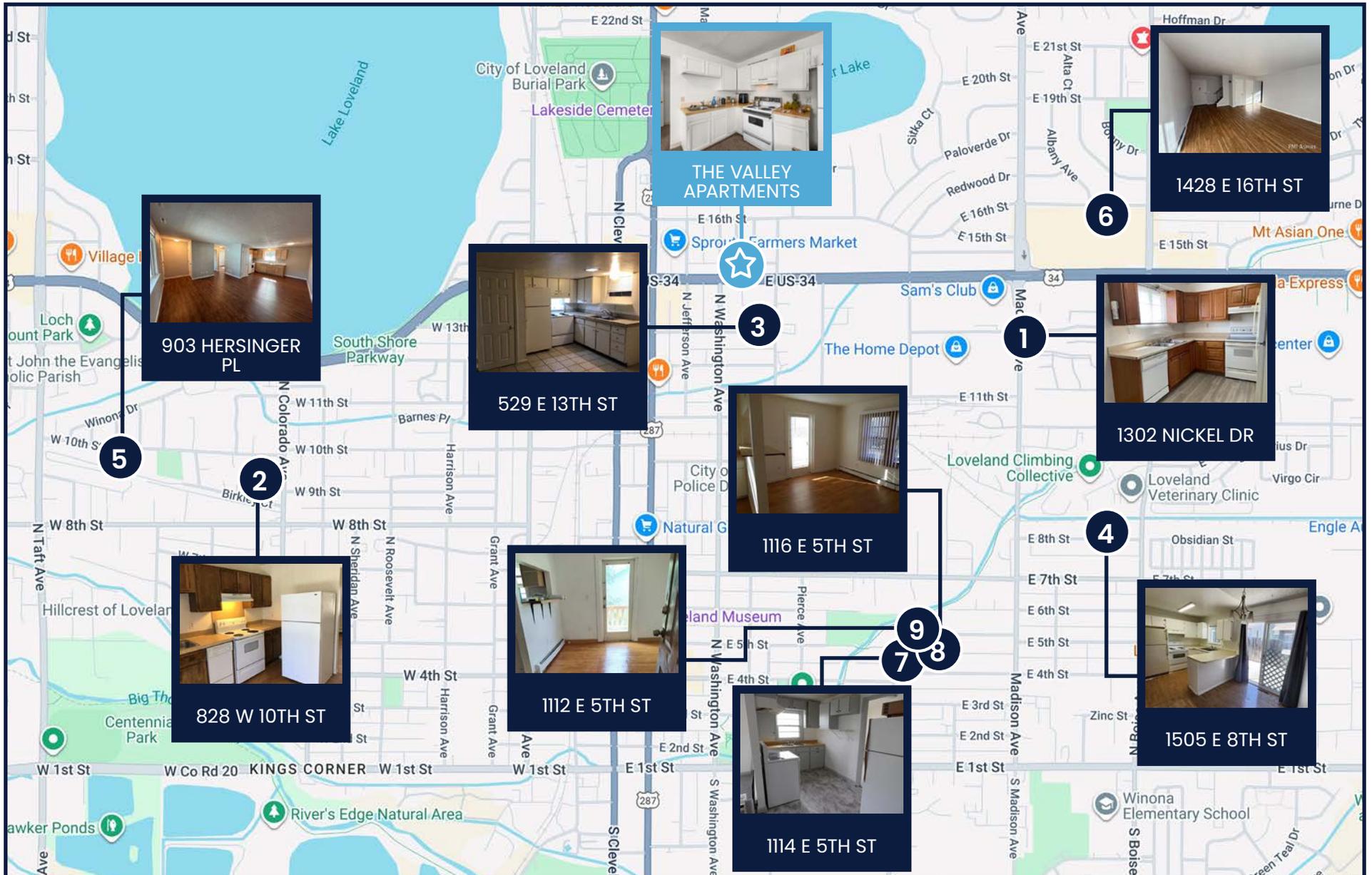
TWO-BEDROOM

| PROPERTY NAME | BED | BATH | UNITS | SF | RENT | RENT / SF | PRO FORMA RENT | PRO FORMA RENT / SF |
|--|-----|------|-------|------------|----------------|---------------|----------------|---------------------|
| Valley Apartments Loveland, CO 80537 | 2 | 1 | 1 | 1,000 | \$1,000 | \$1.00 | \$1,200 | \$1.20 |
| 1. Rent Comp 1 1302 Nickel Dr Loveland, CO 80537 | 2 | 1 | NA | 800 | \$1,150 | \$1.44 | | |
| 2. Rent Comp 2 828 W 10th St Loveland, CO 80537 | 2 | 1 | NA | 800 | \$1,235 | \$1.54 | | |
| 3. Rent Comp 3 529 E 13th St Loveland, CO 80537 | 2 | 1 | NA | 720 | \$1,265 | \$1.76 | | |
| 4. Rent Comp 4 1505 E 8th St #1507 Loveland, CO 80537 | 2 | 1 | NA | 700 | \$1,395 | \$1.99 | | |
| 5. Rent Comp 5 903 Hersinger Pl Loveland, CO 80537 | 2 | 1 | NA | 720 | \$1,250 | \$1.74 | | |
| TOTAL / AVG | | | | 748 | \$1,259 | \$1.69 | | |
| | | | HIGH | 800 | \$1,395 | \$1.99 | | |
| | | | LOW | 700 | \$1,150 | \$1.44 | | |

THREE-BEDROOM

| PROPERTY NAME | BED | BATH | UNITS | SF | RENT | RENT / SF | PRO FORMA RENT | PRO FORMA RENT / SF |
|---|-----|------|-------|--------------|----------------|---------------|----------------|---------------------|
| Valley Apartments Loveland, CO 80537 | 3 | 1 | 1 | 1,100 | \$825 | \$0.75 | \$1,300 | \$1.18 |
| 6. Rent Comp 6 1428 E 16th St Loveland, CO 80537 | 3 | 1.5 | NA | 1,020 | \$1,595 | \$1.56 | | |
| 7. Rent Comp 7 1114 E 5th St Loveland, CO 80537 | 3 | 2 | NA | 1,100 | \$1,565 | \$1.42 | | |
| 8. Rent Comp 8 1116 E 5th St Loveland, CO 80537 | 3 | 2 | NA | 1,100 | \$1,565 | \$1.42 | | |
| 9. Rent Comp 9 1112 E 5th St Loveland, CO 80537 | 3 | 2 | NA | 1,100 | \$1,595 | \$1.45 | | |
| TOTAL / AVG | | | | 1,080 | \$1,580 | \$1.46 | | |
| | | | HIGH | 1,100 | \$1,595 | \$1.56 | | |
| | | | LOW | 1,020 | \$1,565 | \$1.42 | | |

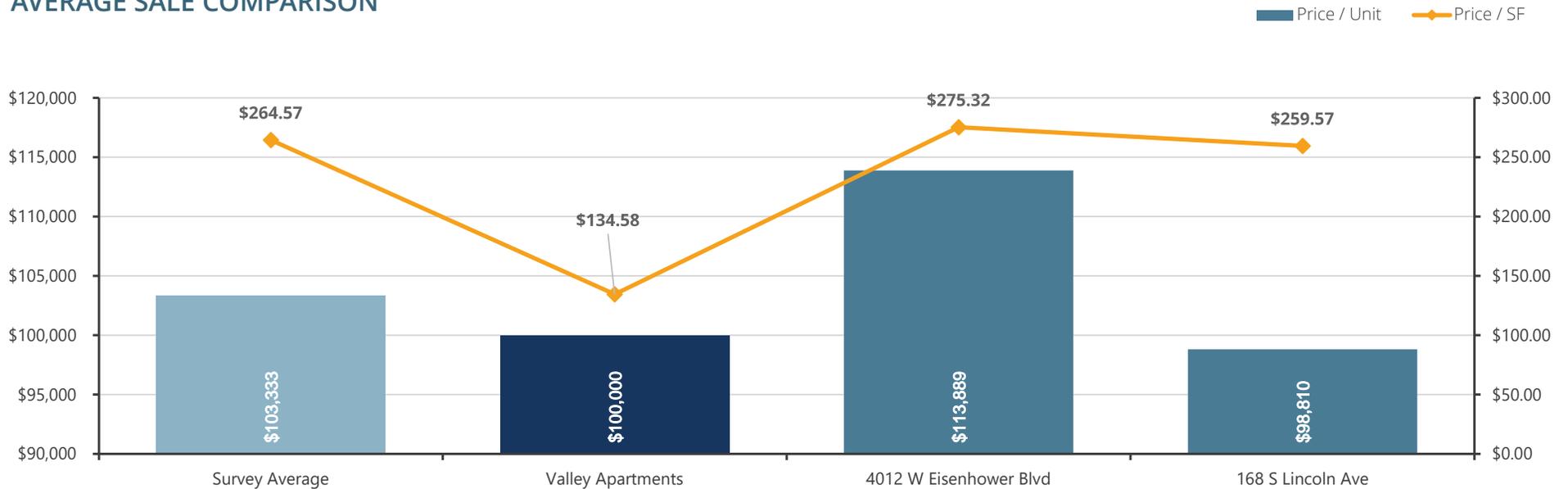
COMPARABLE RENTAL PROPERTIES MAP



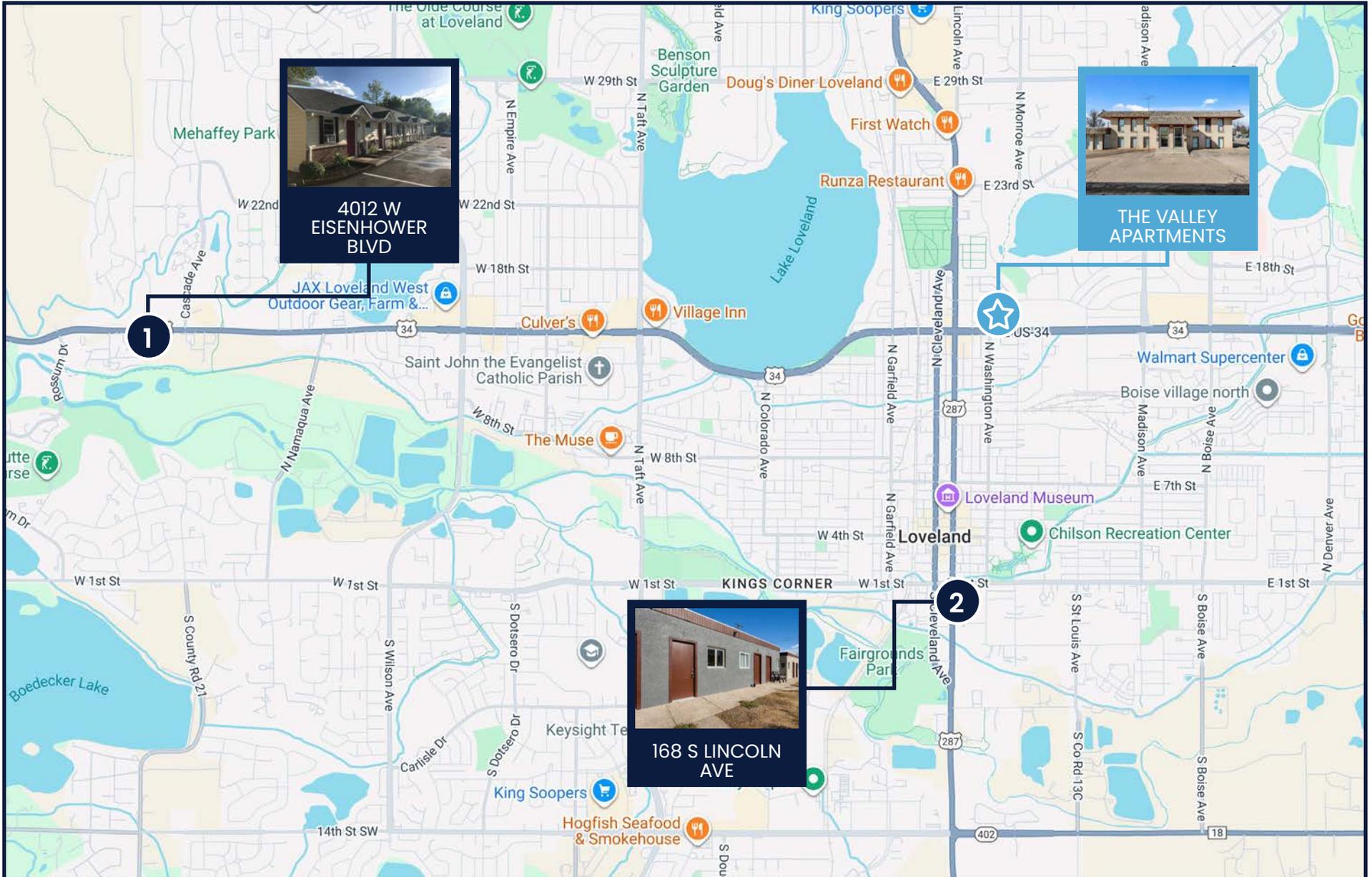
COMPARABLE SALE PROPERTIES SUMMARY

| PROPERTY NAME | YEAR BUILT | UNITS | TOTAL SF | CLOSED DATE | SALE PRICE | SALE PRICE / UNIT | SALE PRICE / SF |
|--|-------------|-----------|--------------|-------------|--------------------|-------------------|-----------------|
|  Subject Property 604-606 E Eisenhower Blvd Loveland, CO 80537 | 1949/1976 | 13 | 9,660 | Proposed | \$1,300,000 | \$100,000 | \$134.58 |
| 1. Sale Comp 1 4012 W Eisenhower Blvd Loveland, CO 80537 | 1960 | 9 | 3,723 | 9/20/2025 | \$1,025,000 | \$113,889 | \$275.32 |
| 2. Sale Comp 2 168 S Lincoln Ave Loveland, CO 80537 | 1935 | 21 | 7,994 | 10/17/2022 | \$2,075,000 | \$98,810 | \$259.57 |
| TOTAL / AVG | 1948 | 15 | 5,859 | | \$1,550,000 | \$103,333 | \$264.57 |

AVERAGE SALE COMPARISON



COMPARABLE SALE PROPERTIES MAP







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 | 2 | \$1,510 | \$755 | 400 | \$1.89 | \$950 | 800 | \$750.00 | \$760.00 |
| 1 Bed, 1 Bath | 5 | \$3,950 | \$790 | 520 | \$1.52 | \$1,000 | 2,600 | \$760.00 | \$815.00 |
| 1 Bed, 1 Bath | 4 | \$3,285 | \$821 | 620 | \$1.32 | \$1,100 | 2,480 | \$760.00 | \$875.00 |
| 2 Bed, 1 Bath | 1 | \$1,000 | \$1,000 | 1,000 | \$1.00 | \$1,200 | 1,000 | \$1,000.00 | \$1,000.00 |
| 3 Bed, 1 Bath | 1 | \$825 | \$825 | 1,100 | \$0.75 | \$1,300 | 1,100 | \$825.00 | \$825.00 |
| TOTAL | 13 | \$10,570 | | | All Units--> | \$13,800 | 7,980 | | |
| ANNUALIZED TOTAL | | \$126,840 | | | | \$165,600 | | | |

NET OPERATING INCOME

| INCOME | CURRENT | | PER UNIT | PRO FORMA | | PER UNIT |
|-----------------------------------|-----------|--------------------|-------------------|-----------|--------------------|-------------------|
| Scheduled Rent Income | \$126,840 | | | \$165,600 | | |
| Other Income | \$9,001 | | | \$9,001 | | |
| Scheduled Gross Income | | \$135,841 | \$10,449 | | \$174,601 | |
| Vacancy Allowance | | -\$6,342 | -\$488 | | -\$8,280 | |
| Effective Gross Income: | | \$129,499 | \$9,961 | | \$166,321 | \$12,794 |
| EXPENSES | | | | | | |
| Taxes, Property: | | | | | | |
| Real | \$13,550 | \$13,550 | \$1,042 | \$13,550 | \$13,550 | \$1,042 |
| Insurance: | | | | | | |
| Property | \$7,839 | \$7,839 | \$603 | \$13,000 | \$13,000 | \$1,000 |
| Management: | | | | | | |
| On-Site | \$13,095 | \$13,095 | \$1,007 | \$10,360 | \$10,360 | \$797 |
| Utilities: | | | | | | |
| Electric | \$10,251 | | | \$10,251 | | |
| Gas | \$4,315 | | | \$4,315 | | |
| Trash Collection | \$11,154 | | | \$4,000 | | |
| Water & Sewer | \$7,181 | \$32,901 | \$2,530.85 | \$7,181 | \$25,747 | \$1,980.54 |
| Repairs & Maintenance: | | | | | | |
| Electrical | \$310 | | | \$310 | | |
| HVAC | \$2,420 | | | \$2,420 | | |
| Lawn & Landscaping | \$1,814 | | | \$1,814 | | |
| Plumbing | \$1,364 | | | \$1,364 | | |
| Snow Removal | \$3,680 | | | \$3,680 | | |
| General Interior | \$3,331 | | | \$3,331 | | |
| General Exterior | \$3,331 | \$16,250 | \$1,250.03 | \$3,331 | \$16,250 | \$1,250.03 |
| Total Expenses | | \$83,635.31 | \$6,433.49 | | \$78,907.23 | \$6,069.79 |
| NET OPERATING INCOME | | \$45,863.69 | \$3,527.98 | | \$87,413.77 | \$6,724.14 |

OFFERING TERMS

| | PRICING |
|----------------------------------|----------------------------|
| | <u>CURRENT / PRO FORMA</u> |
| Price | \$1,300,000 |
| Down Payment | \$780,000 (60%) |
| Loan Amount | \$520,000 |
| Interest Rate / Amortization | 5.90% / 30 Years |
| Current NOI / Pro Forma NOI | \$45,864 / \$87,414 |
| | |
| CURRENT / PRO FORMA ANALYSIS | <u>CURRENT / PRO FORMA</u> |
| Debt Service | \$(37,012) |
| Net Cash Flow After Debt Service | \$8,852 / \$50,402 |
| | 1.13% / 6.46% |
| Principal Reduction | \$6,506 |
| Total Return | \$15,358 / \$56,908 |
| | 1.97% / 7.30% |
| Cap Rate | 3.53% / 6.72% |
| GRM | 10.25 / 7.85 |
| Price/Unit | \$100,000 |
| Price/Sq Ft | \$134.58 |





ADVISORY TEAM

The Unique Apartment Group consists of two stalwart brokers dedicated to maintaining comprehensive insight into the ever-shifting local multifamily investment environment. Working closely with our leadership team, we bring over \$1 billion in combined transaction history and an intimate understanding of the Colorado commercial real estate market, from capital markets and asset management to complex 1031 exchange situations. What sets us apart is depth. We maintain real-time visibility into market conditions, buyer demand, and sales timelines, allowing us to position assets strategically and execute with precision. Coming from a place of hands-on experience, we have seen nearly every challenge this market can present. We will guide you through solutions and serve as a trusted resource to overcome any obstacle along the way.

Behind every deal is a full team including a dedicated Marketing Coordinator delivering institutional-grade exposure and a Senior Transaction Coordinator managing every detail from contract to close, while we stay hands-on at every stage. From initial valuation to final signature, Unique Apartment Group is the data-driven, results-focused partner serious investors trust when it matters most.



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