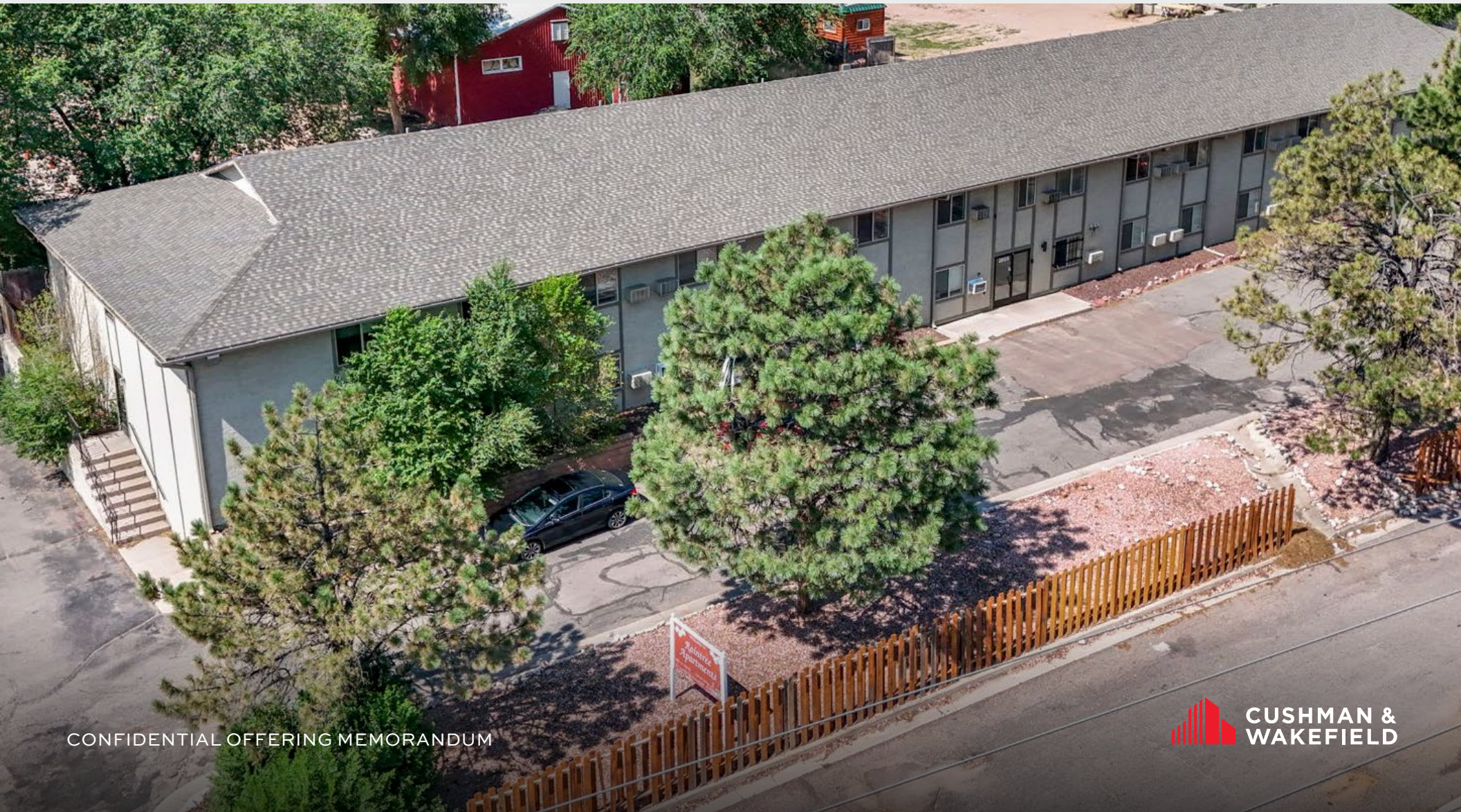


RAINTREE APARTMENTS

2655 ORE MILL ROAD, COLORADO SPRINGS, CO 80904



CONFIDENTIAL OFFERING MEMORANDUM

 CUSHMAN &
WAKEFIELD

CONFIDENTIALITY AGREEMENT

THIS IS A CONFIDENTIAL MEMORANDUM intended solely for your limited use to determine whether you wish to express an interest in the property located at 2655 Ore Mill Road, Colorado Springs, CO 80904, as more particularly described herein (“Property”). This confidential memorandum contains brief, selected information pertaining to the business affairs of the Property’s owner (“Owner”) and has been prepared by Cushman & Wakefield, the Owner’s exclusive agent, primarily from information supplied by the Owner. Although representatives of the Owner have reviewed this confidential memorandum, it does not purport to be all-inclusive or contain all of the information that a potential investor may desire. Neither the Owner, nor any of its members, officers, directors, employees or agents, nor Cushman & Wakefield make any representation or warranty, expressed or implied, as to the accuracy or completeness of any of the information contained herein. Both Owner and Cushman & Wakefield disclaim any liability which may be based on such information, errors therein, or omissions therefrom. All financial data contained herein is unaudited. The projections and pro-forma information contained herein represent estimates based on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that the actual results will conform to such projections. There is no representation as to environmental conditions of the property, or as to any other aspect of the property. By your receipt of this confidential memorandum, you agree that this memorandum and the information contained herein are of a confidential nature and that you will hold and treat them in the strictest of confidence, and that you will not, directly or indirectly, disclose or permit anyone else to disclose this memorandum or any part of the contents in any fashion or manner detrimental to the interests of the Owner. Further, you agree not to discuss this memorandum with any other institution, potential investor or tenant without the express permission of Cushman & Wakefield and the Owner. Upon request, the recipient will promptly return this confidential memorandum and any other material received from the Owner or Cushman & Wakefield without retaining any copies thereof. This confidential memorandum shall not be deemed an indication of the state of affairs of the Owner or constitute an indication that there has been no change in the business or affairs of the Owner since the date of preparation of this memorandum. Neither the Owner nor Cushman & Wakefield undertakes any obligation to provide additional information or to correct or update any of the information contained in this confidential memorandum.



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01 EXECUTIVE SUMMARY

BOARDWALK
PROPERTY MGMT
A SMART MOVE
www.boardwalkapt.com
(719) 417-8477

THE OFFERING

Cushman & Wakefield is pleased to present the exclusive listing of the Raintree Apartments, a rare 1984 build on the Westside of Colorado Springs in Old Colorado City. This 26-unit multifamily asset is uniquely positioned at the foot of Pikes Peak and the entrance to the mountains heading West towards Manitou Springs and Woodland Park.

The Raintree Apartments has been meticulously kept by a long-term owner and is primed for a value-add investor to bring fresh capital to the asset and realize Westside premium rents. The property boasts 13 two bedroom units, two bath 850 sq ft units, 11 one bedroom / 1 bath 600 sq ft units, and 2 studio 450 sq ft units. Raintree Apartments is currently 100% occupied and offers tenants the opportunity to live in an undersupplied submarket within 1 mile to Downtown Colorado Springs and 3 miles to Downtown Manitou Springs where they can enjoy outdoor lifestyle activities, local shops, restaurants and nightlife

INVESTMENT HIGHLIGHTS

-  Extremely Rare Westside 1984 construction asset
-  Desirable unit mix of primarily 2 bed 2 bath units
-  100% Occupancy with room for rent growth
-  Located in Old Colorado City with walkability to outdoor lifestyle, shops, dining and entertainment
-  Located in an under supplied submarket with limited future supply

LISTING CONTACTS

PAT KNOWLTON
Executive Director
Multifamily | Colorado & New Mexico
Direct: +1 970 316 2973
pat.knowlton@cushwake.com

JEFF DIMMEN
Senior Director
Multifamily | Colorado & New Mexico
Direct: +1 719 459 5756
jeff.dimmen@cushwake.com

KEVIN PHELAN
Senior Director
Multifamily | Colorado & New Mexico
Direct: +1 303 312 4246
kevin.phelan@cushwake.com

CHLOE ALLEN
Brokerage Coordinator
Multifamily | Colorado & New Mexico
Direct: +1 770 820 5024
chloe.allen@cushwake.com

PRICE: CALL FOR GUIDANCE

DISCLAIMER

The Property is being offered on an 'as-is, where-is' basis. The prospective purchaser will be selected by the Owner in consultation with C&W on the basis of (i) price (ii) track record of successful closing (iii) financial strength and (iv) level of discretion to invest funds.

Written notification will be sent regarding the bid date. Initial bids must be submitted, in writing, to the attention of Pat Knowlton. The Owner reserves the right to accept an offer prior to this date or to remove the Portfolio from the market at any time.





02 PROPERTY OVERVIEW

PROPERTY OVERVIEW



Building Address
2665 Ore Mill Road
Colorado Springs, CO 80904



Building SF
22,068 SF



Units
26 Units



Parking
35 Spaces



Zoning
C5



Year of Construction
1984



Occupancy
100%



NEARBY BUSINESSES & ATTRACTIONS

SAFeway

Starbucks

MANITOU - 2 MILES

RA RA SUSHI & GRILL

TRAILS END Taproom

LEECHPIT COLORADO, USA

GARDEN OF THE GODS VISITOR & NATURE CENTER

PARAVICINI'S ITALIAN BISTRO

Story COFFEE CO.

Slice 420 PIZZA WITH A MISSION

TAPATERIA

OLD COLORADO CITY

RED ROCK OPEN SPACE - 1 MILE

Rudy's REAL TEXAS BAR-B-Q

Walgreens

24

Fossil CRAFT BEER CO.

Colorado Avenue

Jake & Telly's CREEK TAVERN

Bon Ton's CAFE

AlchemY Not Just A Dub


nourish Organic Juice

VERMIJO PARK

DOWNTOWN COLORADO SPRINGS - 3 MILES







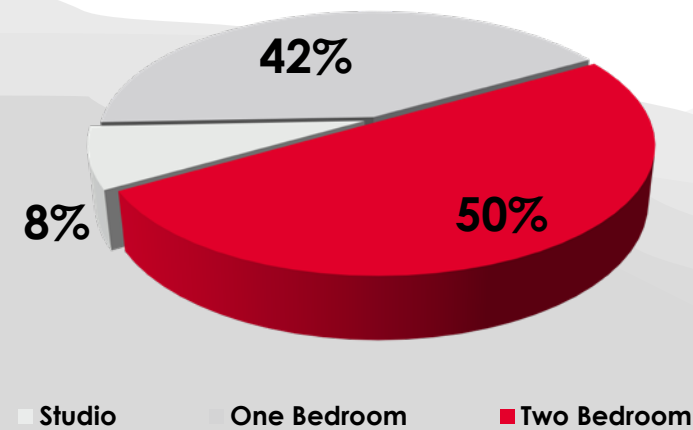
O3 FINANCIALS

RENT ROLL

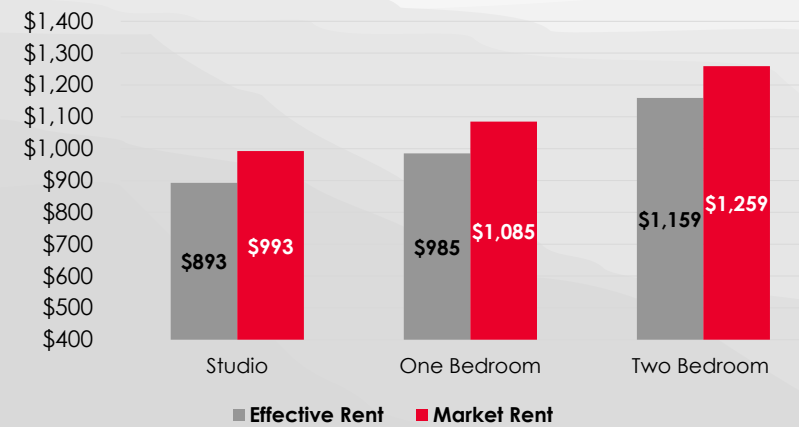
Unit Type	Unit Count	Square Feet	Total Square Feet	Average Rent / Unit / Month	Average Rent / SF / Month	Market Rent / Unit / Month	Market Rent / SF / Month
Studio	2	450	900	\$893	\$1.98	\$993	\$2.21
One Bedroom/One Bathroom	11	600	6,600	\$985	\$1.64	\$1,085	\$1.81
Two Bedroom/Two Bathroom	13	850	11,050	\$1,159	\$1.36	\$1,259	\$1.48
	26	713	18,550	\$1,065	\$1.49	\$1,165	\$1.63

Unit Status	Unit Count	Percent
Occupied Units	26	100%
Total / Percentage	26	100%

UNIT DISTRIBUTION



EFFECTIVE RENT PREMIUMS



CASH FLOW

INCOME

Effective Rental Income					
Gross Potential Rent	374,384	385,616	397,184	409,100	421,373
Gross Scheduled Rent	374,384	385,616	397,184	409,100	421,373
Total Vacancy**	(18,719)	(19,281)	(19,859)	(20,455)	(21,069)
Total Effective Rental Income	355,665	366,335	377,325	388,645	400,304
Total Other Income	65,827	67,802	69,836	71,931	74,089

EFFECTIVE GROSS INCOME

EXPENSES

Controllable

Repairs & Maintenance	(22,568)	(23,019)	(23,480)	(23,949)	(24,428)
Management Fee***	(29,504)	(30,390)	(31,301)	(32,240)	(33,208)

Total Controllable

Non-Controllable

Real Estate Taxes	(12,847)	(13,104)	(13,366)	(13,634)	(13,906)
Insurance	(19,500)	(19,890)	(20,288)	(20,694)	(21,107)
Utilities - Electric	(23,401)	(23,869)	(24,346)	(24,833)	(25,329)
Utilities - Gas	(1,790)	(1,826)	(1,863)	(1,900)	(1,938)
Utilities - Water/Sewer	(10,497)	(10,707)	(10,921)	(11,139)	(11,362)
Utilities - Trash	(3,978)	(4,058)	(4,139)	(4,222)	(4,306)

Total Non-Controllable

Reserves

TOTAL EXPENSES

NET OPERATING INCOME

CASH FLOW BEFORE DEBT FINANCING

DEBT FINANCING

TOTAL FINANCING

Debt Service - Principal			(35,041)	(36,624)	(39,141)
Debt Service - Interest	(154,047)	(154,047)	(153,181)	(151,598)	(149,081)

CASH FLOW AFTER DEBT FINANCING

INVESTOR CASH ON CASH RETURN

Unleveraged Returns	7.00%	7.23%	7.47%	7.72%	7.97%
Leveraged Returns	9.64%	10.30%	8.69%	9.39%	10.12%

	Year 1	Year 2	Year 3	Year 4	Year 5
Effective Rental Income					
Gross Potential Rent	374,384	385,616	397,184	409,100	421,373
Gross Scheduled Rent	374,384	385,616	397,184	409,100	421,373
Total Vacancy**	(18,719)	(19,281)	(19,859)	(20,455)	(21,069)
Total Effective Rental Income	355,665	366,335	377,325	388,645	400,304
Total Other Income	65,827	67,802	69,836	71,931	74,089
EFFECTIVE GROSS INCOME	421,492	434,137	447,161	460,576	474,393
EXPENSES					
Controllable					
Repairs & Maintenance	(22,568)	(23,019)	(23,480)	(23,949)	(24,428)
Management Fee***	(29,504)	(30,390)	(31,301)	(32,240)	(33,208)
Total Controllable	(52,072)	(53,409)	(54,781)	(56,190)	(57,636)
Non-Controllable					
Real Estate Taxes	(12,847)	(13,104)	(13,366)	(13,634)	(13,906)
Insurance	(19,500)	(19,890)	(20,288)	(20,694)	(21,107)
Utilities - Electric	(23,401)	(23,869)	(24,346)	(24,833)	(25,329)
Utilities - Gas	(1,790)	(1,826)	(1,863)	(1,900)	(1,938)
Utilities - Water/Sewer	(10,497)	(10,707)	(10,921)	(11,139)	(11,362)
Utilities - Trash	(3,978)	(4,058)	(4,139)	(4,222)	(4,306)
Total Non-Controllable	(72,013)	(73,453)	(74,923)	(76,421)	(77,949)
Reserves					
TOTAL EXPENSES	(124,086)	(126,862)	(129,704)	(132,611)	(135,585)
NET OPERATING INCOME	297,407	307,275	317,458	327,965	338,808
CASH FLOW BEFORE DEBT FINANCING	297,407	307,275	317,458	327,965	338,808
DEBT FINANCING					
TOTAL FINANCING					
Debt Service - Principal			(35,041)	(36,624)	(39,141)
Debt Service - Interest	(154,047)	(154,047)	(153,181)	(151,598)	(149,081)
CASH FLOW AFTER DEBT FINANCING	143,359	153,227	129,236	139,743	150,586
INVESTOR CASH ON CASH RETURN					
Unleveraged Returns	7.00%	7.23%	7.47%	7.72%	7.97%
Leveraged Returns	9.64%	10.30%	8.69%	9.39%	10.12%

ASSUMPTIONS

		June 2024 Trailing 1 Month Actuals				Year One Partially Renovated Projections				Year Two Fully Renovated Projections			
			% of GSR	Takeover C&W Projections	% of GSR	Per Unit		% of GSR	Year Two Fully Renovated Projections	% of GSR			
INCOME													
Effective Rental Income													
Gross Potential Rent	T3	332,280		332,280			374,384		385,616				
Gross Scheduled Rent		332,280		332,280			374,384		385,616				
Physical Vacancy				(16,614)	5.00%	(639)	(18,719)	5.00%	(19,281)	5.00%			
Total Vacancy**				(16,614)	5.00%	(639)	(18,719)	5.00%	(19,281)	5.00%			
Economic Occupancy		100.00%		95.00%			95.00%		95.00%				
Total Effective Rental Income		332,280	100.00%	315,666	95.00%		355,665	95.00%	366,335	95.00%			
Other Income													
Late Fees & Charges	T3	5,885	1.77%	5,885	1.77%	226	5,885	1.57%	6,062	1.57%			
Pet Fees & Charges	T3	4,560	1.37%	4,560	1.37%	175	4,560	1.22%	4,697	1.22%			
Laundry Income	T3	4,922	1.48%	4,922	1.48%	189	4,922	1.31%	5,069	1.31%			
Utility Reimbursement	T3	50,460	15.19%	50,460	15.19%	1,941	50,460	13.48%	51,974	13.48%			
Total Other Income		65,827	19.81%	65,827	19.81%		65,827	17.58%	67,802	17.58%			
EFFECTIVE GROSS INCOME		398,107	119.81%	381,493	114.81%		421,492	112.58%	434,137	112.58%			

		June 2024 Trailing 12 Month Actuals				Year One Partially Renovated Projections				Year Two Fully Renovated Projections			
			% of EGI	Takeover C&W Projections	% of EGI	Per Unit		% of EGI	Year Two Fully Renovated Projections	% of EGI			
EXPENSES													
Controllable													
Repairs & Maintenance	T12	22,568	5.67%	22,568	5.92%	868	22,568	5.35%	23,019	5.30%			
Management Fee***	T12	23,260	7.00%	26,705	7.00%	1,027	29,504	7.00%	30,390	7.00%			
Total Controllable		45,828	11.51%	49,273	12.92%	1,895	52,072	12.35%	53,409	12.30%			
Non-Controllable													
Real Estate Taxes	FY2023	12,847	3.23%	12,847	3.37%	494	12,847	3.05%	13,104	3.02%			
Insurance	T12	19,500	4.90%	19,500	5.11%	750	19,500	4.63%	19,890	4.58%			
Utilities - Electric	T12	23,401	5.88%	23,401	6.13%	900	23,401	5.55%	23,869	5.50%			
Utilities - Gas	T12	1,790	0.45%	1,790	0.47%	69	1,790	0.42%	1,826	0.42%			
Utilities - Water / Sewer	T12	10,497	2.64%	10,497	2.75%	404	10,497	2.49%	10,707	2.47%			
Utilities - Trash	T12	3,978	1.00%	3,978	1.04%	153	3,978	0.94%	4,058	0.93%			
Total Non-Controllable		72,013	18.09%	72,013	18.88%	2,770	72,013	17.09%	73,453	16.92%			
TOTAL EXPENSES		117,841	29.60%	121,286	31.79%	4,665	124,086	29.44%	126,862	29.22%			
NET OPERATING INCOME		280,266	70.40%	260,207	68.21%	10,008	297,407	70.56%	307,275	70.78%			
CASH FLOW BEFORE FINANCING		280,266		260,207			297,407		307,275				
Total Debt Service****		154,047		154,047			154,047		154,047				
CASH FLOW AFTER DEBT SERVICE		126,219		106,160			143,359		153,227				





An aerial photograph of an industrial park or commercial district. The scene is dominated by numerous large, rectangular industrial buildings with flat roofs, interspersed with parking lots filled with cars and trucks. A major road, likely a highway, runs diagonally through the lower right portion of the image. In the background, there are rugged, rocky hills and mountains under a clear sky. The overall color palette is a mix of earthy browns, greys, and greens.

O4 COMPARABLES

SALE COMPARABLES





BELMAR APARTMENTS



-  Address
623 N Weber Street, Colorado Springs, CO 80903
-  Units
22
-  Sale Price
\$4,075,000
-  Price/Unit
\$185,227





UNION BLVD APARTMENTS



-  Address
801 S Union Boulevard, Colorado Springs, CO 80910
-  Units
18
-  Sale Price
\$6,400,000
-  Price/Unit
\$177,778

FOOTHILLS WEST APARTMENTS



-  Address
720 Melany Lane, Colorado Springs, CO 80907
-  Units
35
-  Sale Price
\$6,700,000
-  Price/Unit
\$191,429

THE THOMAS HOUSE



-  Address
1117-1125 E Saint Vrain Street, Colorado Springs, CO 80903
-  Units
26
-  Sale Price
\$5,000,000
-  Price/Unit
\$192,308

SALE COMPARABLES



ARCADIA PLAZA APARTMENTS



-  Address
3128 N Arcadia Street, Colorado Springs, CO 80907
-  Units
26
-  Sale Price
\$4,600,000
-  Price/Unit
\$176,923

2640 E MONUMENT STREET



-  Address
2640 E Monument Street, Colorado Springs, CO 80909
-  Units
8
-  Sale Price
\$1,350,000
-  Price/Unit
\$168,750

SALE COMPS MAP



RENT COMPARABLES



KINGS APARTMENTS
2620 King Street
Colorado Springs, CO 80904

Unit Type	Size (SqFt)	Rent Cost
1 Bedroom	500	\$1,099
2 Bedroom	725	\$1,299



WEST SIDE STATION
25 N 31st Street
Colorado Springs, CO 80904

Unit Type	Size (SqFt)	Rent Cost
1 Bedroom	500	\$1,125
2 Bedroom	625	\$1,375



RED ROCK MANOR
421-425 E Fountain Place
Manitou Springs, CO 80829

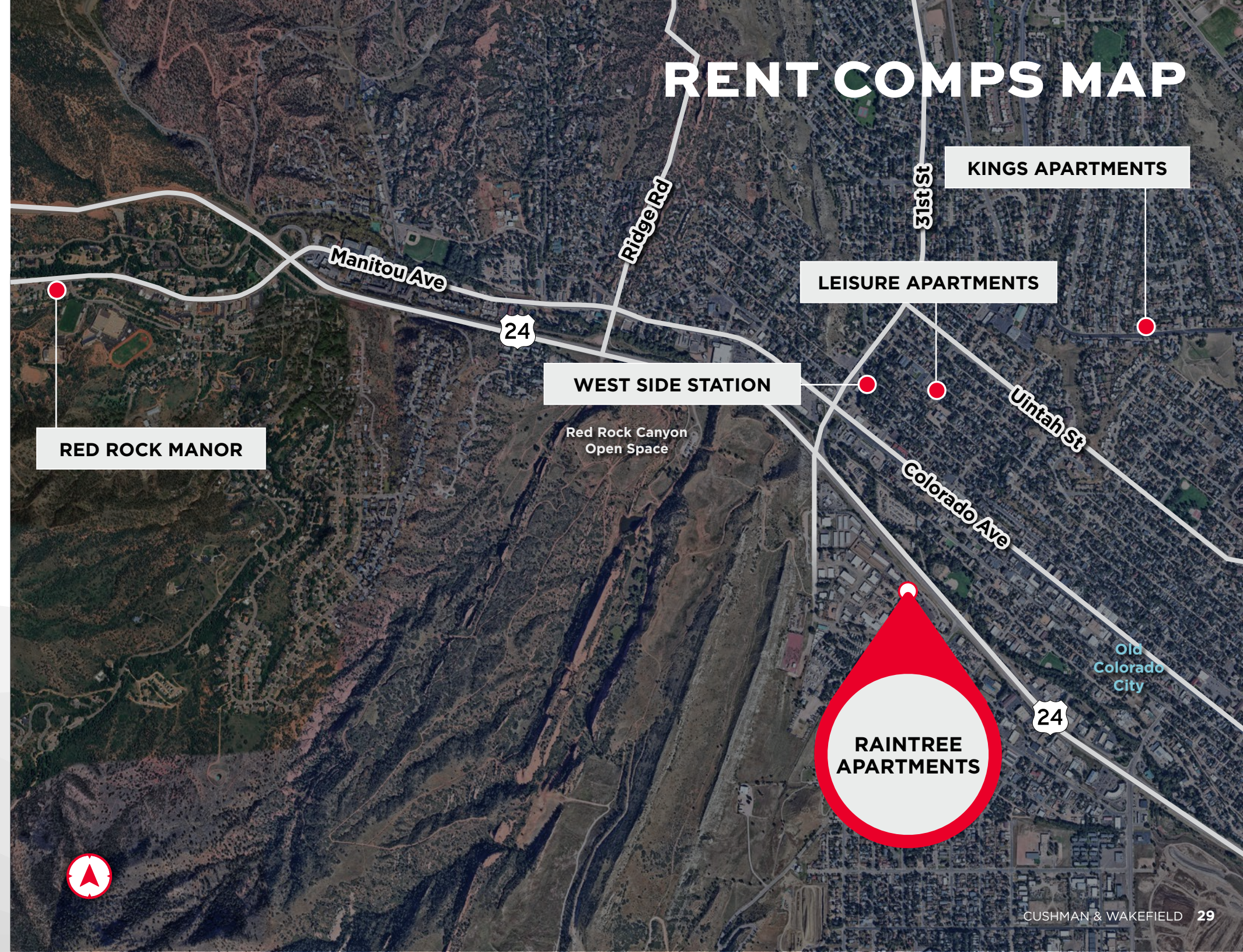
Unit Type	Size (SqFt)	Rent Cost
1 Bedroom	511	\$1,175
2 Bedroom	750	\$1,445



LEISURE APARTMENTS
2918 W Bijou Street
Colorado Springs, CO 80904

Unit Type	Size (SqFt)	Rent Cost
1 Bedroom	400	\$1,099

RENT COMPS MAP





05 LOCATION
& MARKET

WHY COLORADO SPRINGS?

Founded in 1871 by General William Jackson Palmer, Colorado Springs has transformed from a resort community to a thriving hub of culture, national pride and natural beauty. Colorado's second largest city is nestled against the backdrop of beautiful mountain landscapes and provides vibrant and diverse communities, a thriving workforce and an unparalleled quality of life for its residents.

Colorado Springs consistently ranks national lists as one of the best places to live, and with shorter commute times, great schools and affordable housing, these accolades are likely to continue for years to come. Located just short, 1.5-hour drive from Downtown Denver, Colorado, Colorado Springs is well-positioned for business and residential growth.

A popular tourist destination, due in large part to its access to a beautiful climate and breathtaking outdoor exploration opportunities, Colorado Springs is home to many attractions including Garden of the Gods, Pikes Peak, the United States Olympic Headquarters and Training Center, Cheyenne Mountain Zoo, the United States Air Force Academy, and the world-renowned Broadmoor Hotel.

The Colorado Springs Chamber & Economic Development attributes the region's growth to the development of business expansions in technology, defense, and manufacturing, alongside a strong workforce and skilled talent pipeline. Diverse economic drivers, an incredible quality of life and a vibrant downtown keep Colorado Springs on the map for innovation and investment.

Colorado Springs is a pioneering powerhouse that offers world-class innovation, accessibility and opportunity.

Colorado: Business Comes to Life, siteselection.com

COLORADO SPRINGS ACCOLADES

COLORADO SPRINGS DEMOGRAPHICS

#2
Most Desirable
Place to Live
Real Estate News, 2023-2024

#2
Most Innovative School
Colorado College
U.S. News & World Report, 2022

Top 50
Best Place to
Travel Worldwide
Forbes, 2023

#15
Best Performing City
Milken Institute, 2024

11.9M
Annual Visitors
*Downtown Partnership of
Colorado Springs, 2023*

#2
City to Walk Your Dog
LawnStarter.com, 2023

#9
Best Places to
Live in the U.S.
Real Estate News, 2023-2024

Top 10
Most Desirable Cities
that College Students Want to
Live Post Graduation
Axios and Generation Lab, 2022

#9
on list of Best
Large Cities
to Start a Business
*WalletHub
U.S. News & World Report, 2022*

POPULATION
502,306

MEDIAN HOME PRICE
\$515,694

AVERAGE ANNUAL SALARY
\$57,530

MEDIAN AGE
36

COLLEGE EDUCATED
40.2%

MEDIAN HOUSEHOLD INCOME
\$79,026

AVERAGE # OF DAYS OF SUNSHINE
300

AVERAGE ANNUAL PRECIPITATION
13.49 in

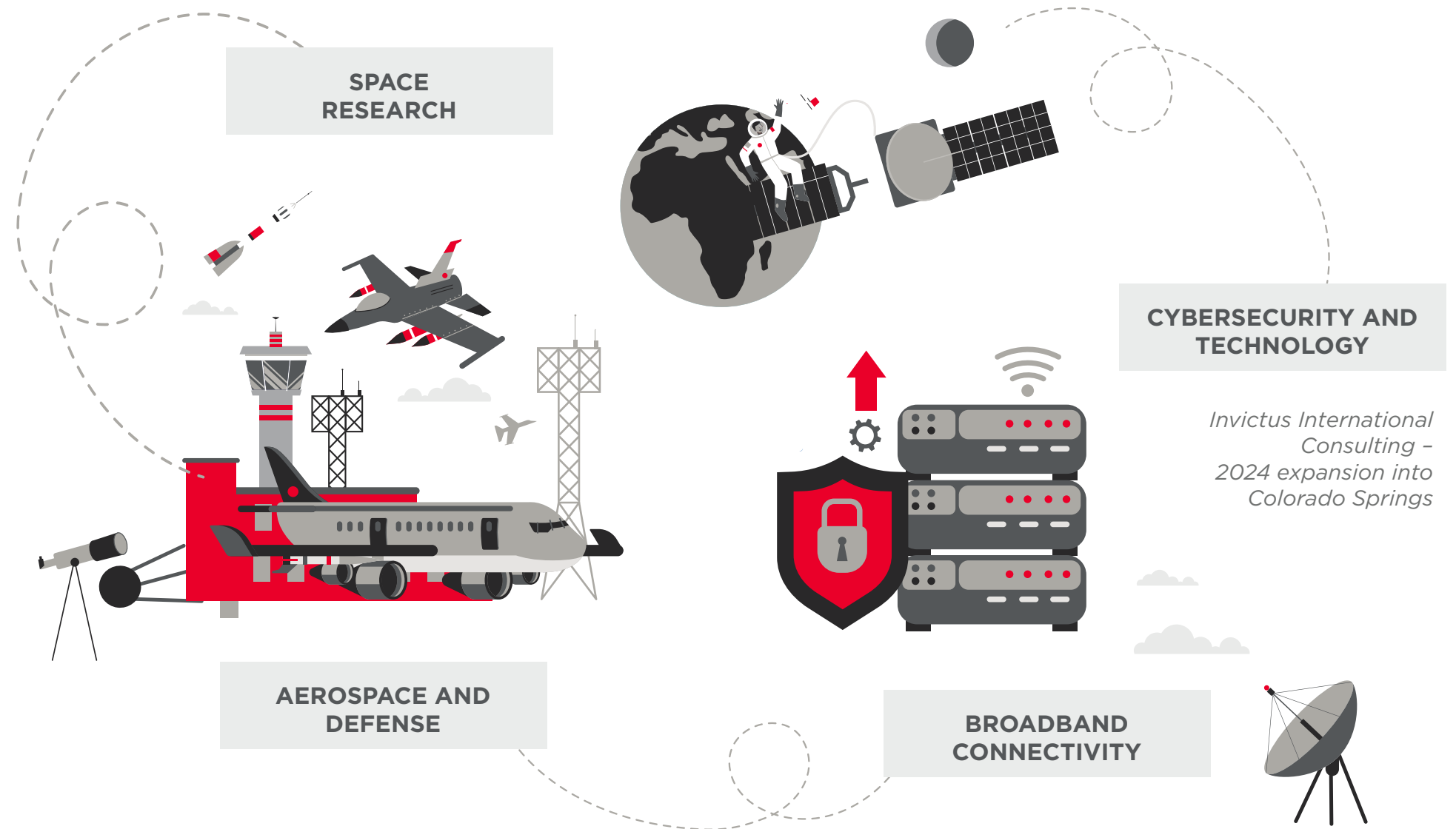
TOP COLORADO SPRINGS EMPLOYERS

cherwell INFORMATION TECHNOLOGY	CHEYENNE MOUNTAIN COLORADO SPRINGS RESORT HOSPITALITY	COLORADO SPRINGS CITY GOVERNMENT	COLORADO COLLEGE HIGHER EDUCATION	COMCAST TELECOMMUNICATIONS	Compassion NON-PROFIT	eviCore healthcare HEALTHCARE CUSTOMER SUPPORT
HARRIS INFORMATION TECHNOLOGY	Hewlett Packard Enterprise INFORMATION TECHNOLOGY	Interim HEALTHCARE HEALTHCARE	LOCKHEED MARTIN AEROSPACE/ENGINEERING	NORTHROP GRUMMAN AEROSPACE/ENGINEERING	ORACLE INFORMATION TECHNOLOGY	AIR FORCE SPACE COMMAND MILITARY INSTALLATION
PROGRESSIVE INSURANCE	SCHRIEVER CO AIR FORCE BASE MILITARY INSTALLATION	THE BROADMOOR HOSPITALITY	Time Warner Cable TELECOMMUNICATIONS	AF UNITED STATES AIR FORCE ACADEMY MILITARY INSTALLATION	UCCS University of Colorado Colorado Springs HIGHER EDUCATION	WESTERN FORGE & FLANGE CO. MANUFACTURING

Source: <https://denverrelocationguide.com/top-public-employers-in-colorado-springs/>

TOP INDUSTRIES

Expansions and new operations announced in 2023 will bring over \$2 billion in projected capital investments and almost 3,000 projected new jobs. That is also nearly \$1 billion in estimated economic output for our community — and could mean an additional 4,000 new service jobs that will be needed across the city to support these new businesses and their staff. (Coloradosprings.gov)



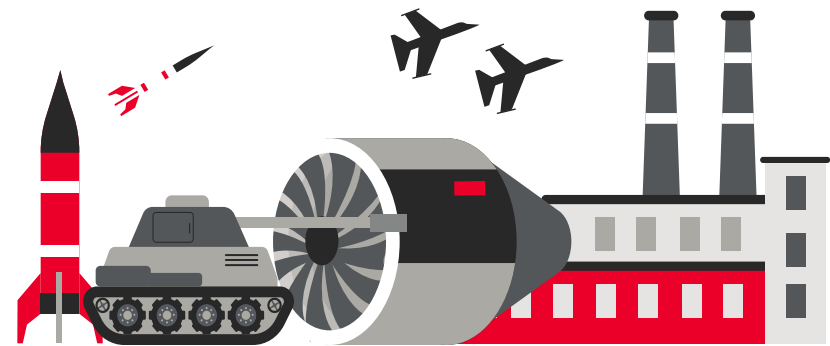
DIVERSE ECONOMIC DRIVERS

The Pikes Peak Region boasts a strong and diverse economy and a thriving environment that supports business innovation and growth. Colorado Springs has more than 200 space, aerospace, and defense companies, many of which work in government and the commercial sector. Additionally, the city is strong in advanced manufacturing, cyber and software technology, healthcare, and tourism, which helps keep the economy diversified, resilient, and strong. (Colorado Springs Chamber & EDC)

AEROSPACE AND DEFENSE

The aerospace and defense industry is a significant economic driver in Colorado Springs. The city is home to a cluster of aerospace companies, including defense contractors, research organizations and aerospace manufacturing firms. These companies contribute to the local economy by providing high-paying jobs, driving innovation and supporting related industries.

Military and Aerospace Defense account for nearly 40% of economic output (about \$10B annually)



TOURISM AND HOSPITALITY

Colorado Springs attracts a significant number of tourists each year, thanks to its natural beauty, outdoor recreational opportunities and historic attractions. The city serves as a gateway to popular destinations like Pikes Peak, Garden of the Gods and the Manitou Cliff Dwellings. The tourism and hospitality industry plays a vital role in the local economy, providing jobs, generating revenue from accommodations, restaurants, and entertainment, and supporting related services.

EDUCATION AND RESEARCH

The city of Colorado Springs is home to several prominent educational institutions, including the University of Colorado Springs (UCCS) and the United States Air Force Academy. These institutions drive research and innovation, attract students and academics, and provide a skilled workforce for various industries.



HIGH-TECH AND CYBERSECURITY

Colorado Springs has a thriving high-tech sector, with a particular focus on cybersecurity and information technology. The city is home to numerous tech companies, research institutions and cybersecurity firms. The presence of U.S. military installations and the National Cybersecurity Center further bolsters this industry's growth, attracting talent and investment to the region.

Colorado Springs is home to:

- National Cybersecurity Center
- Catalyst Campus
- Space ISAC
- Invictus International Consulting

HEALTHCARE AND MEDICAL SERVICES

Colorado Springs has a robust healthcare sector that includes hospitals, medical research facilities and a wide range of healthcare services. The presence of major healthcare providers and specialized clinics contributes to the city's economy by creating jobs, attracting medical professionals and serving as a regional healthcare hub.

BIG PROJECTS

USSPACECOM

U.S. SPACE COMMAND

\$187M contract, 5-year project, 300+ jobs

Space Command could bring the region a long-term economic boost of over \$1 billion.



PEAK INNOVATION PARK

1,600-acre master-planned business park

Will include 90,000 sf Space Warfighting Center



FORD AMPHITHEATER

8,000-seat open-air amphitheater, opening in 2024

Part of a \$90 million entertainment campus and iconic Colorado Springs views.

LIVING IN COLORADO SPRINGS

Colorado Springs boasts scenic landscapes, innovative education institutions and culture-rich communities throughout its footprint of over 200 square miles (Colorado's largest city in land mass). The city offers a true live-work-play environment, as it's home to over 65 art galleries, artistic centers, an exciting nightlife and plenty of options for any sports or outdoor enthusiast. Colorado Springs has a strong emphasis on education, with reputable schools, colleges and universities. The city's low crime rate, affordable housing and access to healthcare also contribute to the high quality of life enjoyed by its residents.

ALTITUDE AND NATURAL BEAUTY

Colorado Springs boasts an impressive elevation of approximately 6,035 feet (1,839 meters) above sea level, making it one of the highest cities in the United States. This high-altitude location provides the city with breathtaking mountain views, crisp mountain air and a favorable climate for any outdoor activity. Nestled at the eastern foot of the Rocky Mountains, Colorado Springs is renowned for its stunning natural beauty. The city is also home to numerous natural attractions, including the iconic Garden of the Gods, Pikes Peak and the Manitou Incline – a challenging hiking trail with a 2,000-foot elevation gain.



OUTDOOR RECREATION

With its proximity to the Rocky Mountains, Colorado Springs offers an unparalleled gateway to numerous hiking and biking trails, rock climbing destinations and camping spots. It has over 9,000 acres of parks and open spaces and 230 miles of hiking & biking trails.

MILITARY PRESENCE

Colorado Springs houses several prominent military installations, including the United States Air Force Academy, the Peterson Air Force Base, Shriever Air Force Base and the North American Aerospace Defense Command (NORAD). These military institutions play a crucial role in national defense and aerospace operations.

Colorado has the second-largest space economy in the U.S., with more than

240,000 workers in the state's aerospace industry alone.

(Colorado Springs Chamber & EDC)



OLYMPIC CITY USA

Colorado Springs is proudly named "Olympic City USA", serving as the headquarters for the United States Olympic Committee and the home of the United States Olympic Training Center. This prestigious designation emphasizes the significance of Colorado Springs within the world of sports and highlights its commitment to supporting elite athletes.





**6 BROKER TEAM
& CW OVERVIEW**

BROKER TEAM

INVESTMENT SALES



PATRICK KNOWLTON
Executive Director



JEFF DIMMEN
Senior Director



KEVIN PHELAN
Senior Director



LEE WAGNER
Director



NIC POLASKI
Associate

VALUATION & ADVISORY



MARK LODMILL
Executive Director



KELLY LEHMAN
Director

ASSET SERVICES



MICHAEL BROWN
Managing Director

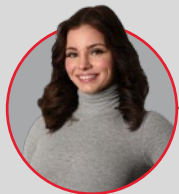


BRENDA MARTINEZ
Senior Regional
Property Manager



AVERY SOLOMON
Senior Managing
Director

INVESTMENT SALES SUPPORT



CHLOE ALLEN
Brokerage Coordinator



KYLA PALMER
Brokerage Coordinator



CRAIG BRANTON
Vice Chair



CHRIS BOURGEOIS
Director



KEITH PADIEN
Executive
Managing Director



MEREDITH LEFLEY
Senior Marketing
Manager



KATY WILSON
Senior Marketing
Manager

DEBT PLACEMENT

MARKETING



INVESTMENT SALES CONTACTS

PATRICK KNOWLTON

Executive Director
Multifamily | Colorado & New Mexico
Direct: +1 719 648 0423
pat.knowlton@cushwake.com

JEFF DIMMEN

Senior Director
Multifamily | Colorado & New Mexico
Direct: +1 719 459 5756
jeff.dimmen@cushwake.com

KEVIN PHELAN

Senior Director
Multifamily | Colorado & New Mexico
Direct: +1 303 312 4246
kevin.phelan@cushwake.com

CHLOE ALLEN

Brokerage Coordinator
Multifamily | Colorado & New Mexico
Direct: +1 970 316 2973
chloe.allen@cushwake.com

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