



KAUFMAN HAGAN  
COMMERCIAL REAL ESTATE



## CINNAMON RIDGE APARTMENTS

7655 W 67TH AVE, ARVADA, CO 80004

70 UNITS | BROKER FEE: 0.75% CO-OP

OFFERED BY KAUFMAN HAGAN COMMERCIAL REAL ESTATE:

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# EXECUTIVE SUMMARY



# 7655 W 67TH AVE ARVADA, CO 80004

## Cinnamon Ridge Apartments

Cinnamon Ridge Apartments is a well-maintained residential property located in the thriving city of Arvada, Colorado. This prime location offers residents the perfect blend of suburban charm and urban convenience, with easy access to nearby amenities, parks, shopping centers, and dining options. Arvada's strong community atmosphere, coupled with its proximity to major employment centers and public transportation, makes it an attractive place for families and professionals alike. The local real estate market is experiencing steady growth, which further enhances the investment potential for Cinnamon Ridge Apartments.

The property consists of 69 units, comprising 1 studio, 22 one-bedroom, and 46 two-bedroom apartment units. Additionally, there is a unique opportunity to convert the existing leasing office into a 70th unit.

Recent substantial upgrades include a new roof, energy-efficient windows, an updated boiler, and modern electrical panels, which have improved the property's appeal and operational efficiency.

The management team has developed a clear strategy to improve rental rates consistent with the current condition of the property, while a new operator can identify opportunities through cosmetic renovations and achieve top of market rents.



### CONTACT FOR MORE INFORMATION:

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### PROPERTY INFO

1

BUILDINGS

4

STORIES

70

TOTAL UNITS

23\*

1-BEDROOM UNITS

46

2-BEDROOM UNITS

1

STUDIO UNIT

*\*70th unit is currently being used as a leasing office*

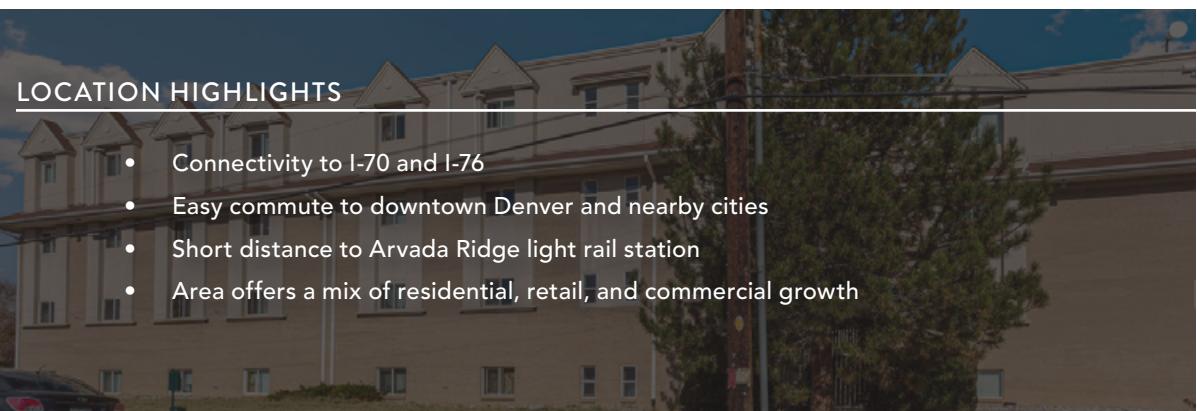
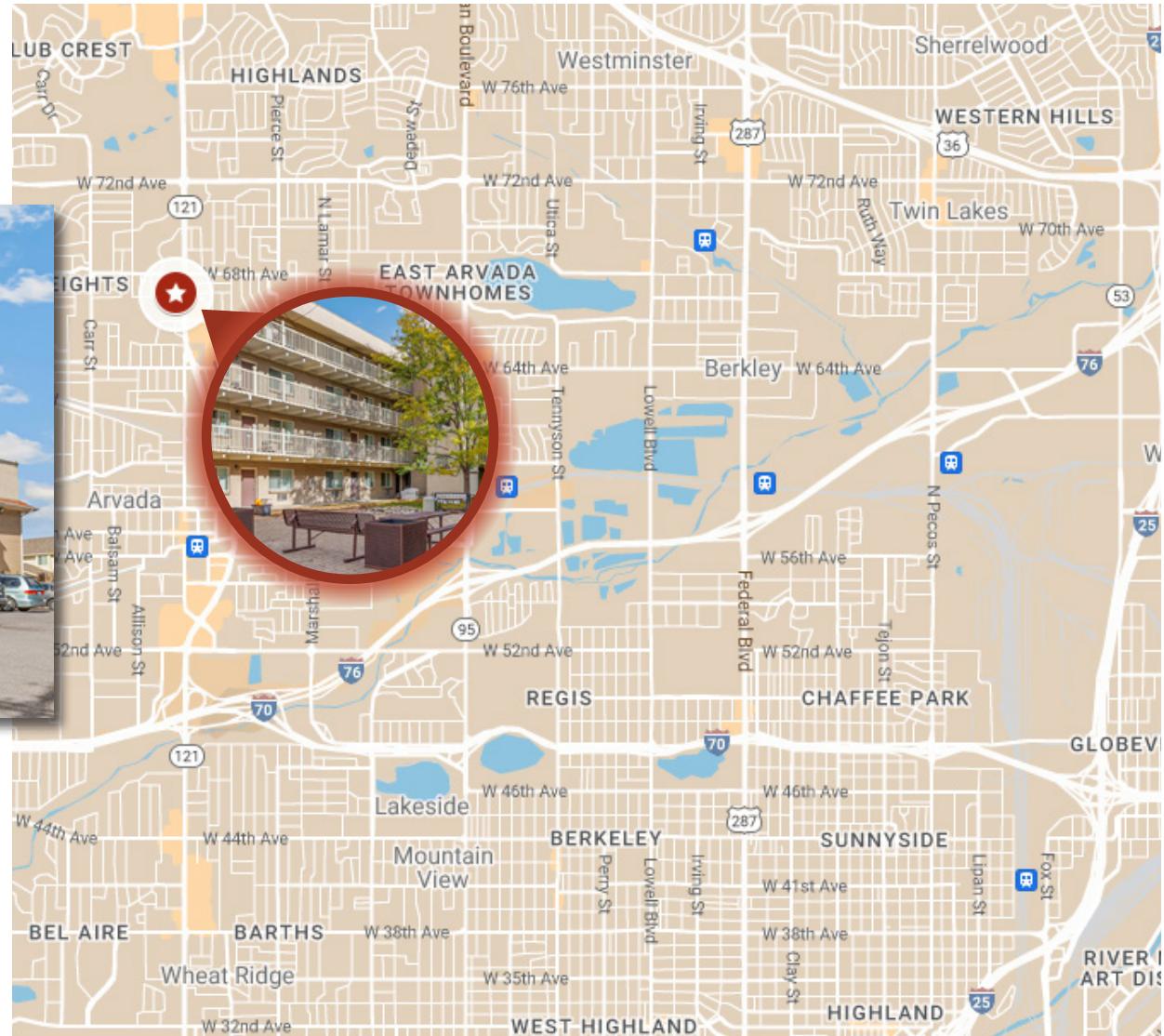
# PROPERTY OVERVIEW



# PROPERTY DETAILS



Property Name	Cinnamon Ridge Apartments
Address	7655 W 67th Ave
County	Jefferson
Year Built	1967
# Buildings	1
# Stories	4
# Units	70
GBA	55,204 SF
Lot Size	68,825 SF
Water/Sewer	Individual
Gas/Electric	Individual



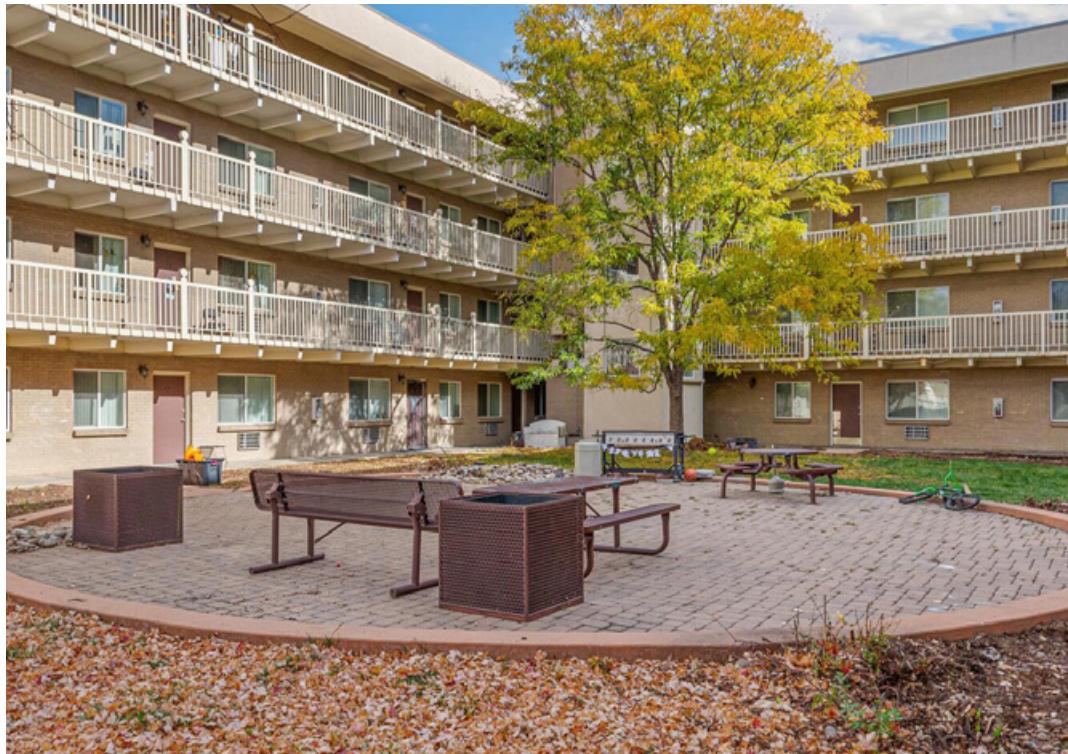
## LOCATION HIGHLIGHTS

- Connectivity to I-70 and I-76
- Easy commute to downtown Denver and nearby cities
- Short distance to Arvada Ridge light rail station
- Area offers a mix of residential, retail, and commercial growth

# PROPERTY HIGHLIGHTS

- Twin T construction
- Great unit mix with large floorplans
- Elevator
- Solar panels
- All major systems have been improved
- Clear path to bringing rents to market





## COMMUNITY AMENITIES

- Beautiful interior courtyard space
- Leasing office that can be converted to 70th unit
- Pool area that can be converted or repaired
- Laundry rooms





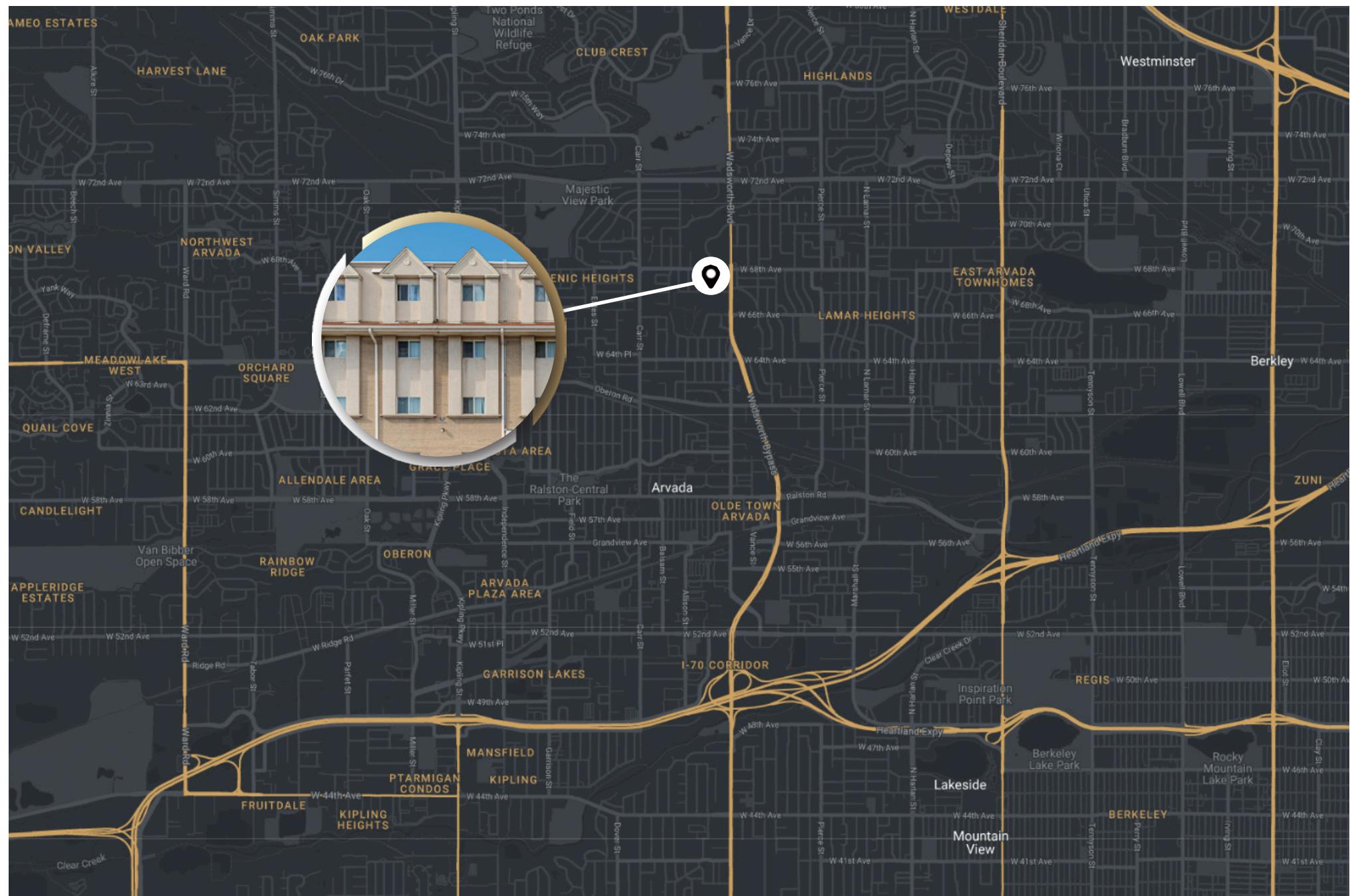
## UNIT AMENITIES

- Large square footage
- Upgraded windows
- LVP flooring
- Space to add washer/dryer in-unit

# AREA OVERVIEW



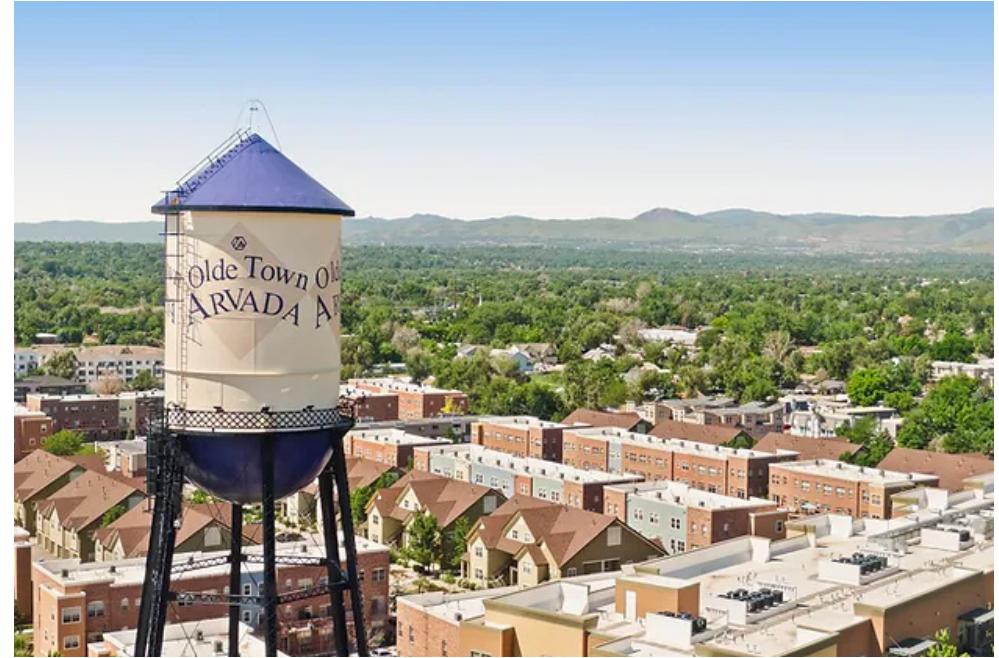
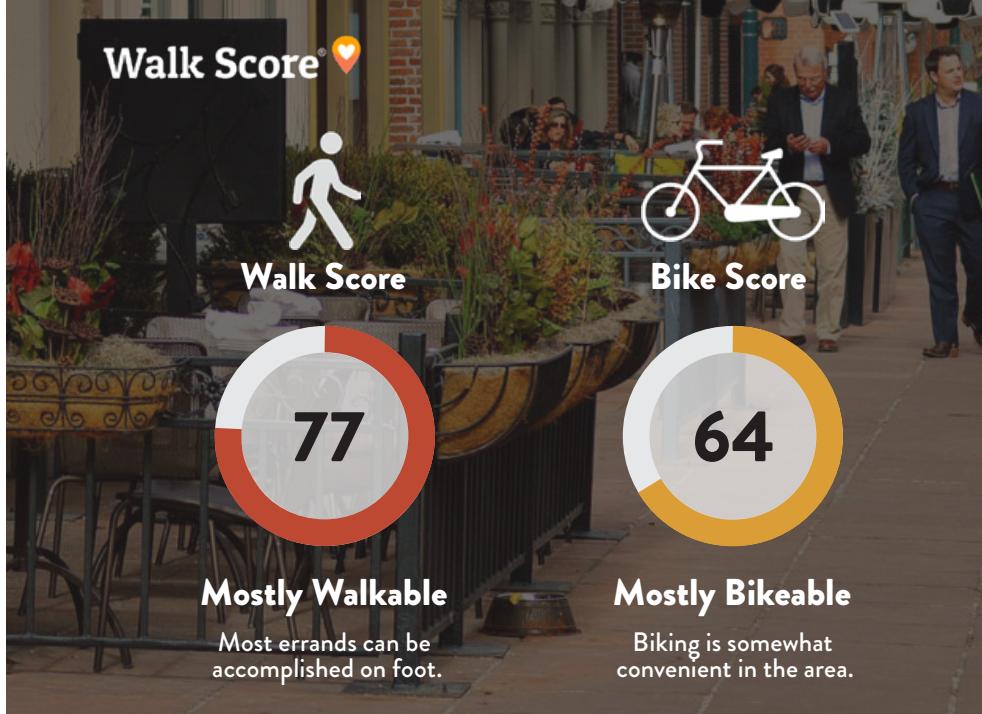
# LOCATION MAP





## ARVADA HIGHLIGHTS

- Excellent location that offers a mix of residential, retail, and commercial growth
- 1.5 miles from Olde Town Arvada & Olde Town Lightrail Station
- Historic downtown is home to over 40 local restaurants, shops, galleries, breweries, and more
- Connectivity to I-70 and I-76
- Easy commute to downtown Denver and nearby cities



## OLDE TOWN ARVADA AT A GLANCE

ARVADA, CO

39.8009° N, 105.0799° W

Olde Town Arvada, also known as Downtown, is a charming commercial district centered in a rich history. In fact, Arvada is famous for being the first city in Colorado where gold was struck. Old Towne features a unique blend of historic architecture and new construction, giving the neighborhood a unique vibe. This lively part of town is known for its top-notch restaurants, bars, and shopping experience, situated directly north of the Arvada Centerplace Shopping Center.

Check out local gems like the Arvada Tavern and School House Kitchen and Libations after you find your trendy apartment in the city. McIlvoy Park is the neighborhood's expansive green space, offering walking trails, playgrounds, athletic courts, and an outdoor pavilion that's host to seasonal live music and performances..

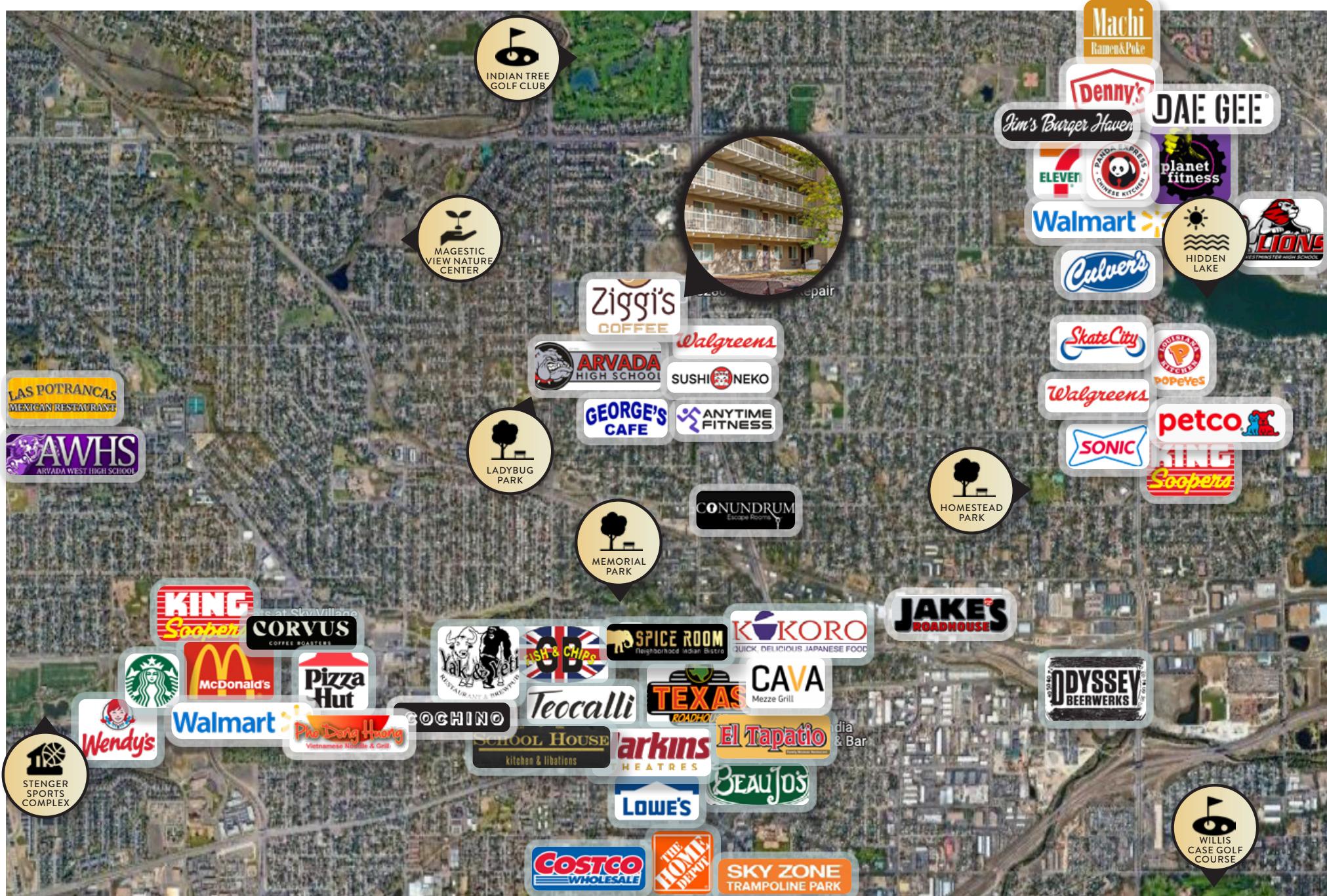
### CASUAL EATS

- 303 Ramen
- Bluegrass Coffee & Bourbon Lounge
- Bread Winner's Cafe
- Homegrown Tap & Dough
- Denver Beer Co.
- Teocalli Cocina

### DATE-NIGHT DESTINATIONS

- The Arvada Tavern
- Lady Nomada
- Mangiami
- Stone Cellar Bistro
- School House Kitchen & Libations
- Marmalade Lounge

# RETAIL / AREA MAP



# DENVER RELOCATION GUIDE

## HISTORIC ARVADA

### THE 5TH LARGEST CITY IN THE DENVER METRO AREA

Arvada is a city with the charm of a small town. It's located just northwest of Denver and has the title of "Celery Capital of the World" because of its active agricultural community. However aside from farming, the city is filled with charming restaurants, locally owned breweries, and plenty of activities to keep you busy.

It currently stands as the eighth most populated Colorado city, with a population of 124,402 as of 2020. It lies at 5,453 feet of elevation within both Jefferson and Adams Counties and is a great place to stay if you want easy access to both the bustle of Denver and the natural beauty of the Front Range.

#### HISTORY

First discovered in 1850 by Prospector Lewis Ralston, Arvada claimed its spot as a Gold Rush destination early on. Ralston found about a 1/4 ounce of gold as he dipped his sluice pan in the stream. Back then, that gold was worth about five dollars.

As the Pikes Peak Gold Rush continued to spread, Ralston expanded his reach in Arvada. He brought more prospectors with him. The group tried to explore the town for more gold but ran out of luck as time went on. Although Ralston gave up, many members of his group stayed behind to keep searching.

They eventually found success in Gregory Glutch where they struck large amounts of gold. The prospectors were optimistic about their discovery and started digging up canals all over Arvada. Unfortunately, this ultimately

damaged future plans for Arvada's agricultural irrigation systems.

In 1870, the Colorado Railroad had reached town and the population began to expand. A U.S. Post Office was even established right after. Arvada was incorporated in 1904 and they used the middle name of one of the founders as the town's name, Hiram Arvada Haskin.

#### MAIN ATTRACTIONS

Arvada Center for the Arts and Humanities – It shows just how much art is appreciated in this place. There are theater and concert performances year-round, including the popular Summer Concert Series.

Historic Olde Town – This is the heart of the city; a place where historic charm and modern attractions collide. Explore different boutique shops in this area. There are also cuisines from all over the world mastered in locally owned eateries, many with outdoor patios to enjoy on a warm day.

Over 100 vintage cars and other vehicles fill up this Arvada museum, located just off of I-70. Clive Cussler founded the museum to show off his extensive collection of antique cars, and it remains a favorite Arvada attraction today.

More at <https://www.uncovercolorado.com/towns/arvada/>



# LOCAL ECONOMY



# DENVER EMPLOYERS

Home to some of the fastest-growing counties in the nation, Metro Denver attracts businesses and keeps them. Our competitive environment, sound transportation infrastructure, and variety of industries bring companies here.

Denver ranks No. 4 among Forbes' 2019 The Best Places for Business and Careers.

Colorado ranked No. 9 on Forbes' Best States for Business.

Denver International Airport is just a few hours from either coast, making our area especially attractive for regional and international headquarters. Our modern airport offers direct flights to some of the major business centers in Europe, Japan, Mexico, and Canada. It's easy to understand why the Metro Denver region is fast becoming headquarters central.

## Fortune 500 Companies That Call Colorado Home:

- Arrow Electronics
- FV
- DISH Network
- Newmont
- Qurate Retail
- Liberty Media
- Ball
- DCP Midstream
- DaVita
- Ovintiv

# PUBLIC TRANSPORTATION



With more than 170 bus routes, 12 rail lines, and many specialty services, RTD makes it easy to get around town.

Get where you want to go with over 100 Local, Regional and SkyRide bus routes, 10 rail lines providing 113 miles of rail service and 96 Park-n-Rides.

POPULATION

**710,800**

MEDIAN HOME PRICE

**\$574K**

# OF EMPLOYEES

**474,978**

ECONOMIC & JOB GROWTH

**#1**

AREA DEVELOPMENT

**#2**

U.S. NEWS & WORLD REPORT

BEST CITY FOR GRADS

**#3**

RENT.COM

FASTEAST GROWING METRO

**#6**

FORBES

ECONOMIC RANKING

**#1**

U.S. NEWS

BEST PLACES TO LIVE

HEALTHIEST CITY

**#3**

FORBES

BEST PLACE TO WORK

**#4**

FORBES

BEST PLACE TO TRAVEL

**TOP 10**

LONELY PLANET



## DENVER COLORADO 2025 ECONOMIC OVERVIEW

Denver's multifamily market is approaching a turning point as new supply begins to slow while demand strengthens with the spring leasing season. Vacancies, now at 11.6%, have more than doubled in the past four years but recently stabilized as the gap between supply and demand has narrowed. Absorption reached 8,500 units in the past year—well above historical averages—though much of this activity has been driven by heavy use of concessions rather than organic rent growth. Nearly half of all Denver apartments are now offering incentives, with competition especially sharp in high-construction submarkets like Downtown and East Denver.

The surge in new units has been concentrated in the luxury segment, which makes up about 75% of recent deliveries. This has led to steep rent declines at the top end of the market, while mid-tier 3 Star properties initially held stronger. However, widespread concessions—such as up to three months of free rent—are now pulling renters into higher-quality buildings, weakening demand for more affordable units. Overall, rents are down 3.7% year-over-year, well below the national average, and while Q1 2025 saw slight growth, it was the weakest first-quarter performance in several years.

Despite 12,000 units still under construction, new project starts have fallen dramatically, signaling a likely easing of supply pressures by late 2025. This slowdown, combined with ongoing absorption, should set the stage for stronger rent growth ahead. In the meantime, landlords are focused on retention, as renewals are proving more valuable than competing aggressively for new leases in today's highly concession-driven environment.

\*Source: CoStar, Sept. 2025

# FINANCIAL ANALYSIS



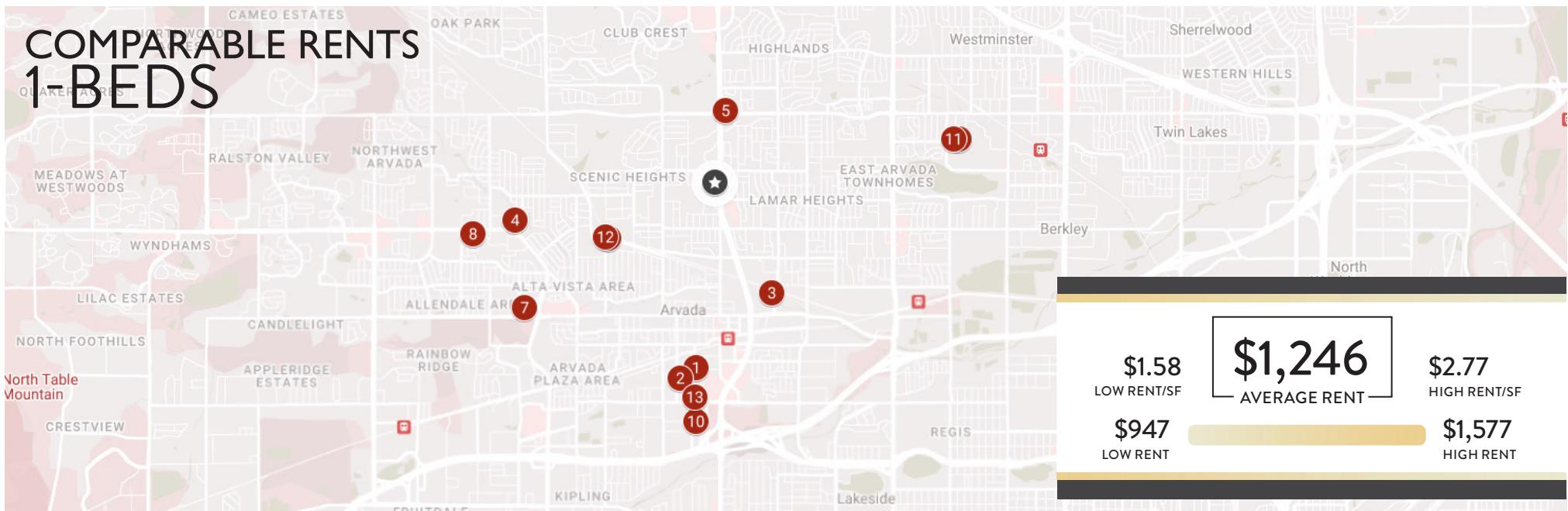
# RENT ROLL

UNIT TYPE	#	AVG SQ FT	CURRENT RENT	CURRENT RENT / SF	MARKET RENT	MARKET RENT / SF
Studio	1	600	\$909	\$1.52	\$1,200	\$2.00
1 Bed, 1 Bath	23*	647	\$1,170	\$1.81	\$1,295	\$2.00
2 Bed, 1 Bath	46	817	\$1,371	\$1.68	\$1,550	\$1.90
<b>TOTAL / AVERAGE</b>	<b>70</b>	<b>53,110</b>	<b>\$90,406</b>	<b>\$1.72</b>	<b>\$101,935</b>	<b>\$1.93</b>

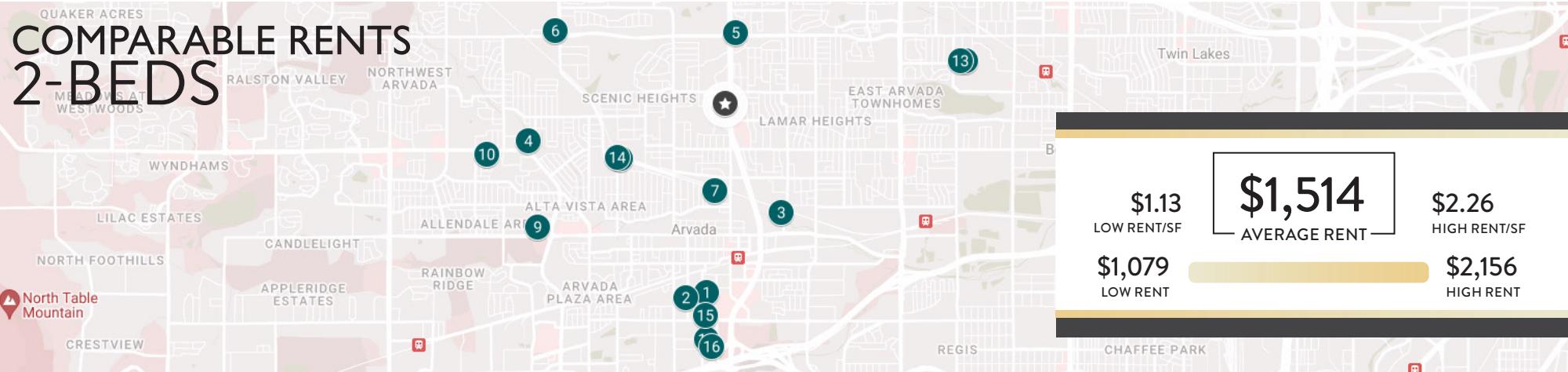
*\*70th unit is currently being used as a leasing office*



# COMPARABLE RENTS 1-BEDS



#	PROPERTY	ADDRESS	EFFECTIVE YEAR	# 1-BED UNITS	RENT	SF	RENT / SF
Sub.	Cinnamon Ridge Apartments	7655 W 67th Ave	1967	23	\$1,170	647	\$1.81
1	The Reserve at Water Tower Village	7975 W 54th Ave	1973/-	53	\$1,550	549	\$2.77
2	Woodridge Apartments	5379 Balsam St	1972/-	31	\$1,498	700	\$2.24
3	Flats At Creekside Park	5901 Pierce St	1972/-	24	\$1,577	823	\$2.16
4	The Reserve at Oak Park	6449 Miller St	1971/-	4	\$1,170	762	\$2.08
5	Arvada Green	7569 W 72nd Ave	1972/2012	12	\$1,229	806	\$2.07
6	Grandview Apartments	9145 Oberon Rd	1972/-	64	\$1,166	588	\$1.97
7	The Flats at Sky Village	10364 W 58th Pl	1969/-	28	\$1,335	817	\$1.91
8	Aspen Ridge Apartments	11051 W 63rd Pl	1969/-	30	\$1,313	813	\$1.89
9	The Atrium	6980 Stuart St	1974/2022	97	\$947	555	\$1.81
10	Country Lane	7975-7995 W 51st Ave	1972/-	6	\$1,295	774	\$1.80
11	Candlelight Apartments	6985 Stuart St	1971/-	41	\$1,030	619	\$1.75
12	Prospect Pointe Apartments	9201 Oberon Rd	1972/-	36	\$1,111	727	\$1.68
13	Allison Court Apartments	5206 Allison St	1973/-	34	\$972	667	\$1.58



#	PROPERTY	ADDRESS	EFFECTIVE YEAR	# 2-BED UNITS	RENT	SF	RENT / SF
Sub.	Cinnamon Ridge Apartments	7655 W 67th Ave	1967	46	\$1,371	817	\$1.68
1	Westport Apartments	5370 Allison St	1973/-	60	\$1,598	707	\$2.26
2	Woodridge Apartments	5379 Balsam St	1972/-	18	\$1,698	700	\$2.24
3	Flats At Creekside Park	5901 Pierce St	1972/-	60	\$1,585	823	\$2.16
4	The Reserve at Oak Park	6449 Miller St	1971/-	38	\$1,627	762	\$2.08
5	Arvada Green	7569 W 72nd Ave	1972/2012	84	\$1,683	806	\$2.07
6	Kipling Commons	10125 W 72nd Ave	2015/-	48	\$2,156	1,065	\$2.02
7	Arvada Flats	7822-7952 Oberon Rd	1976/-	11	\$1,625	1,008	\$2.02
8	Grandview Apartments	9145 Oberon Rd	1972/-	4	\$1,095	588	\$1.97
9	The Flats at Sky Village	10364 W 58th Pl	1969/-	77	\$1,643	817	\$1.91
10	Aspen Ridge Apartments	11051 W 63rd Pl	1969/-	75	\$1,630	813	\$1.89
11	The Atrium	6980 Stuart St	1974/2022	13	\$1,367	555	\$1.81
12	Country Lane	7975-7995 W 51st Ave	1972/-	30	\$1,411	774	\$1.80
13	Candlelight Apartments	6985 Stuart St	1971/-	11	\$1,287	619	\$1.75
14	Prospect Pointe Apartments	9201 Oberon Rd	1972/-	24	\$1,447	727	\$1.68
15	Allison Court Apartments	5206 Allison St	1973/-	12	\$1,286	667	\$1.58
16	Allison Pointe	7850 W 51st Ave	1999/2015	34	\$1,079	1,102	\$1.13

# INCOME & EXPENSES

## 5 YEAR PROJECTION

INCOME	CURRENT	PROFORMA (YR 1)	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Gross Potential Rent	\$1,084,872	\$1,223,220	\$1,259,917	\$1,297,714	\$1,336,646	\$1,376,745
RUBS	\$16,036	\$16,036	\$16,517	\$17,013	\$17,523	\$18,049
Pet Rent	\$1,332	\$1,332	\$1,372	\$1,413	\$1,456	\$1,499
Laundry	\$10,520	\$10,520	\$10,836	\$11,161	\$11,495	\$11,840
Fee Income	\$13,268	\$13,268	\$13,666	\$14,076	\$14,498	\$14,933
<b>GROSS INCOME</b>	<b>\$1,126,028</b>	<b>\$1,264,376</b>	<b>\$1,302,307</b>	<b>\$1,341,376</b>	<b>\$1,381,618</b>	<b>\$1,423,066</b>
Vacancy Allowance	\$(54,244)	\$(61,161)	\$(62,996)	\$(64,886)	\$(66,832)	\$(68,837)
<b>TOTAL INCOME</b>	<b>\$1,071,784</b>	<b>\$1,203,215</b>	<b>\$1,239,311</b>	<b>\$1,276,491</b>	<b>\$1,314,786</b>	<b>\$1,354,229</b>

EXPENSES	CURRENT	PROFORMA (YR 1)	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Property Taxes	\$70,671	\$70,671	\$72,791	\$74,975	\$77,224	\$79,541
Insurance	\$45,747	\$45,747	\$47,119	\$48,533	\$49,989	\$51,489
Utilities	\$92,779	\$92,779	\$95,562	\$98,429	\$101,382	\$104,424
Repairs & Maintenance	\$45,125	\$45,125	\$46,479	\$47,873	\$49,309	\$50,789
Legal & Professional	\$1,307	\$1,307	\$1,346	\$1,387	\$1,428	\$1,471
Supplies	\$17,496	\$17,496	\$18,021	\$18,562	\$19,118	\$19,692
Administrative	\$3,264	\$3,264	\$3,362	\$3,463	\$3,567	\$3,674
Management	\$64,307	\$64,307	\$66,236	\$68,223	\$70,270	\$72,378
Reserves	\$20,000	\$20,000	\$20,600	\$21,218	\$21,855	\$22,510
<b>TOTAL EXPENSES</b>	<b>\$360,696</b>	<b>\$360,696</b>	<b>\$371,517</b>	<b>\$382,662</b>	<b>\$394,142</b>	<b>\$405,967</b>
Expenses Per SF	\$6.53	\$6.53	\$6.73	\$6.93	\$7.14	\$7.35
Expenses Per Unit	\$5,153	\$5,153	\$5,307	\$5,467	\$5,631	\$5,800
<b>NET OPERATING INCOME</b>	<b>\$711,088</b>	<b>\$842,519</b>	<b>\$867,795</b>	<b>\$893,828</b>	<b>\$920,643</b>	<b>\$948,262</b>
Debt Service		\$(408,538)	\$(408,538)	\$(508,376)	\$(508,376)	\$(508,376)
Cash Flow		\$433,981	\$459,257	\$385,453	\$412,268	\$439,887

# INVESTMENT CONCLUSIONS

PURCHASE PRICE	\$10,150,000
Total SF:	55,204
Price Per SF:	\$183.86
Total Units:	70
Price Per Unit:	\$145,000
In-Place Cap Rate:	7.01%
Proforma Cap Rate:	8.05%

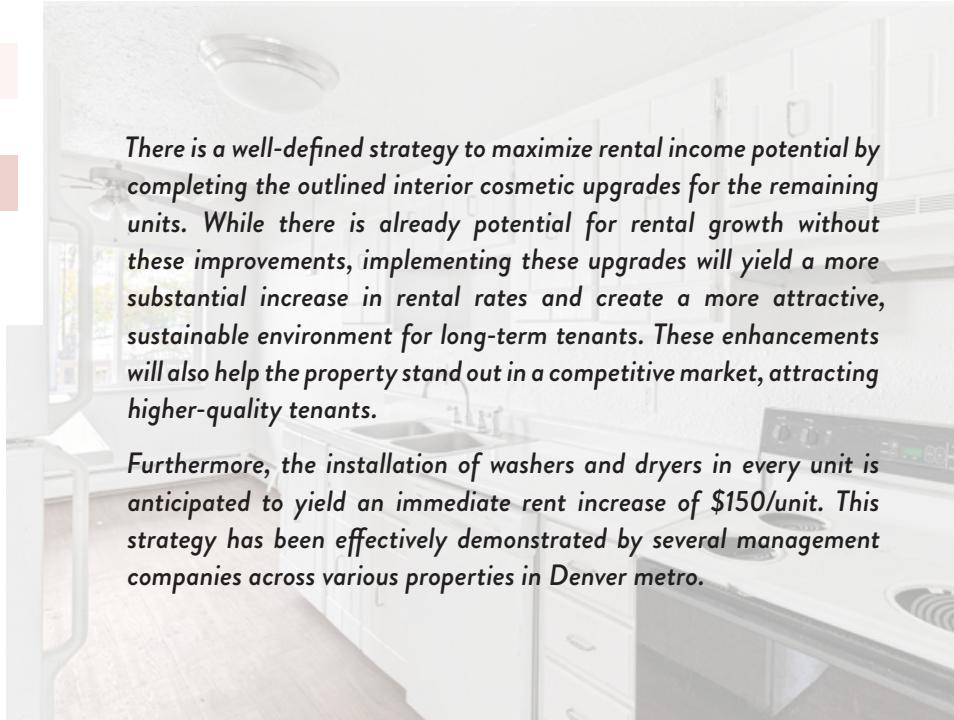
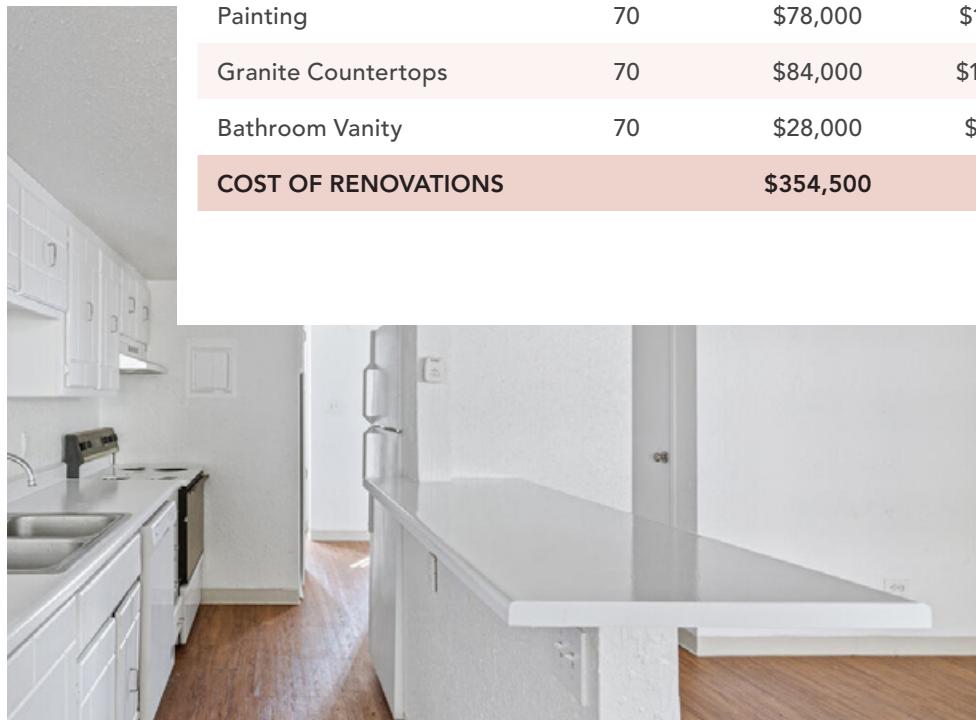


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# RENOVATIONS SCHEDULE

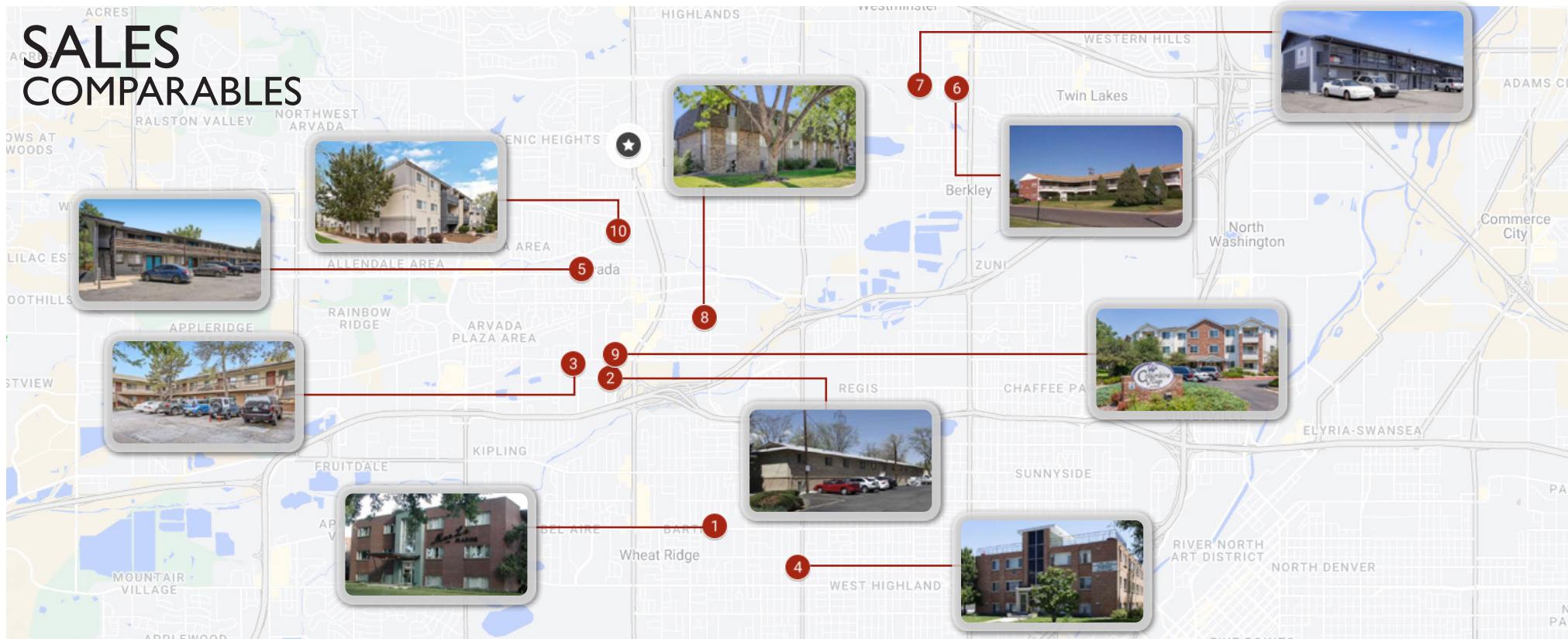
RENOVATION	# OF UNITS	TOTAL COST	\$/UNIT
Stainless Steel Appliances	70	\$84,000	\$1,200
Kitchen Backsplashes	70	\$52,500	\$750
Lighting/Fans	70	\$56,000	\$800
Painting	70	\$78,000	\$1,114
Granite Countertops	70	\$84,000	\$1,200
Bathroom Vanity	70	\$28,000	\$400
<b>COST OF RENOVATIONS</b>		<b>\$354,500</b>	



*There is a well-defined strategy to maximize rental income potential by completing the outlined interior cosmetic upgrades for the remaining units. While there is already potential for rental growth without these improvements, implementing these upgrades will yield a more substantial increase in rental rates and create a more attractive, sustainable environment for long-term tenants. These enhancements will also help the property stand out in a competitive market, attracting higher-quality tenants.*

*Furthermore, the installation of washers and dryers in every unit is anticipated to yield an immediate rent increase of \$150/unit. This strategy has been effectively demonstrated by several management companies across various properties in Denver metro.*

# SALES COMPARABLES



#	PROPERTY	ADDRESS	SOLD DATE	SOLD PRICE	# UNITS	\$ / UNIT	SF	\$ / SF	YR BUILT
Sub.	Cinnamon Ridge Apartments	7655 W 67th Ave, Arvada, CO 80004		\$10,150,000	70	\$145,000	55,204	\$183.86	1967
1	Mar La Manor	6465 W 38th Ave, Wheat Ridge, CO 80033	4/23/24	\$5,300,000	24	\$220,833	22,491	\$235.65	1962
2	Country Lane	7975 - 7995 W 51st Ave, Arvada, CO 80002	8/7/24	\$6,700,000	36	\$186,111	30,420	\$220.25	1972
3	Arvada Pines	8440 W 52nd Ave, Arvada, CO 80002	6/27/24	\$3,575,000	18	\$198,611	14,670	\$243.69	1973
4	Mountain View Apartments	3330 Ames St, Wheat Ridge, CO 80212	11/21/22	\$4,470,000	22	\$203,182	13,650	\$327.47	1958
5	5840 Carr St	5840 Carr St, Arvada, CO 80004	10/20/22	\$3,750,000	20	\$187,500	10,770	\$348.19	1958
6	7120 Hooker St	7120 Hooker St, Westminster, CO 80030	3/14/24	\$3,450,000	16	\$215,625	11,888	\$290.21	1961
7	Lowell Apartments	7130 Lowell Blvd, Westminster, CO 80030	10/14/22	\$3,000,000	18	\$166,667	10,972	\$273.42	1960
8	Rosa Apartments	5502 Newland Way, Arvada, CO 80002	9/19/22	\$4,950,000	23	\$215,217	16,968	\$291.73	1972
9	The Village at Arvada	7901 W 52nd Ave, Arvada, CO 80002	4/17/23	\$26,111,169	61	\$428,051	70,000	\$373.02	2001
10	Arvada Flats	7822 - 7952 Oberon Rd, Arvada, CO 80004	9/7/23	\$14,350,000	51	\$281,372	44,568	\$321.98	1976

AVERAGES

**\$7,555,617**

**\$230,317**

**\$292**

# KAUFMAN HAGAN

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BRANDON  
KAUFMAN

PRINCIPAL



TEAL  
HAGAN

PRINCIPAL + EMPLOYING BROKER



HALEY  
FORD

DIRECTOR OF MARKETING



ERIN  
FRIBERG

DIRECTOR OF OPERATIONS



COLBY  
CONSTANTINE

INVESTMENT ADVISOR



ANDREW  
VOLLERT

BROKER



ZACHARY  
BIERMAN

BROKER



RYAN  
FLOYD

BROKER



AMANDA  
WEAVER

BROKER



LOUIS  
PASSARELLO

JUNIOR BROKER



DREW  
MADAYAG

JUNIOR BROKER

#### ► EMPATHY

We recognize that buying or selling an investment property is more than a transaction. We listen more than we talk. We see things from their perspective. We empower our clients with empathy-driven solutions to navigate their real estate journey with care and understanding.

#### ► TEAM MENTALITY

We value championships over MVP's. We collaborate openly and vulnerably every day and we view our clients as our investment partners.

#### ► DISPROPORTIONATE VALUE

We provide more value than what is provided by other brokers in our market. We will give you more than you pay for. We acknowledge real estate as a dynamic value exchange and prioritize meeting all parties' needs comprehensively.

#### ► PERSEVERANCE & PASSION

We pursue long-term success. We navigate through short-term market fluctuations with a long-term mindset.

#### ► TANGIBLE RESULTS

We do not confuse activity with achievement. We provide more than just promises. We are driven by results and motivated by success by delivering measurable outcomes, turning our client's real estate goals into tangible achievements.

#### ► ELITE PERFORMANCE

We've flipped the standard org chart. Our leaders are fully integrated in day to day operations, supporting and encouraging our team from the ground up, acting as a foundation for growth.

Kaufman Hagan is a Denver-based commercial real estate brokerage built by various industry leaders to create unique, high-value services for our investment partners and our brokers.

BROKERED SALES

**\$1B+**

CLOSED TO DATE

COMBINED EXPERIENCE

**100+**

YEARS

TRANSACTION VALUE

**\$115M**

CURRENTLY ACTIVE

## WHAT WE DO

We specialize in acquisition and disposition brokerage services, property-value analysis, market insight and strategic ownership advisory. We cultivate opportunities for our investment partners and local community with a deep understanding of real estate and its value in all of our lives. More than anything, we have a profound respect for how important real estate decisions are for our investment partners. We believe that unique opportunities can be found from both the most complex and the most common real estate transactions when we bring the right people, insights and innovation to the table.



## WHO WE ARE

Kaufman Hagan is a commercial real estate brokerage built by various industry leaders to create unique, high-value services for our investment partners and our brokers. Together, our team's unique perspective and high-tech approach enables our ability to unlock the potential of real estate and create meaningful impact. Our success is measured by the lasting relationships and trust built with our lifelong investment partners.

## WHAT WE ARE NOT

Egos in suits. We are not unappreciative, commission-focused brokers with limited or single-deal focused mindsets. We do not take shortcuts, skip over details or take the easy way out.



# BROKER BIOS



# Brandon Kaufman

## PRINCIPAL

Brandon Kaufman is a Principal of KH Commercial Real Estate after five years as a Director at previous CRE brokerages, where he brokered over \$800,000,000 in various types of real estate, focusing primarily on existing multifamily as well as development sites. During this time, he was awarded the 2018 DMCAR Young Broker of the Year award. At KH, he continues to promote positive collaboration to best assist with the company's client needs. He takes great pride in setting high expectations for himself, and delivering on those expectations for the sake of his clients.

Prior to real estate, Brandon had many athletic ventures that assisted in his fast growth in the competitive environment of commercial real estate. Most notably, he spent two years playing for the NFL with the Buffalo Bills (2013-2014), and in 2016 played for the Gold Coast Suns of the Australian Football League. During his time playing professional football, Brandon was a partner at Just Results Fitness in Broomfield, Colorado, while also establishing a Wide Receiver Academy for high school and collegiate football athletes, whom he still works with to this day. Having been in a world of high-level competition and professionalism previously, Brandon's athlete experience has given him a great disposition to represent KH clients in the best light.

When not in the office, Brandon enjoys spending time with his wife and three children. His interests all lie in being around family, including coaching his nephews and younger sister, golfing with his dad, and going to concerts and Denver sporting events with his wife and friends.



 303-547-7357  bkaufman@khcommercial.com

 LIC#: FA100071442

# Ryan Floyd

## BROKER

Ryan is a seasoned real estate broker well-versed in transactions across all commercial asset classes. Ryan has a proven track record of transforming “one off” investors into multi-transaction clients and quickly growing market share from scratch.

He excels in developing processes and systems that streamline deal-making, even crafting a top-notch CRM for real estate professionals to optimize every facet of their business. With an impressive portfolio of 550+ end-to-end transactions, Ryan consistently ensures a smooth and efficient process for clients.

Ryan is the father of three teenage boys and enjoys coaching in their many sporting events on his busy weekends.



 720-335-1469

 rfloyd@khcommercial.com

 LIC#: FA0400326

# Andrew Vollert

## BROKER

Andrew is a relationship-driven broker who specializes in the acquisition and disposition of multifamily properties in the Front Range. As a natural analytical thinker, he combines a direct and informed approach with a passion for excellence to deliver top-tier investment services. His unwavering work ethic ensures clients receive the highest level of dedication and attention to detail throughout every transaction.

Before transitioning to real estate, Andrew played four seasons in the NFL with the Arizona Cardinals, Cincinnati Bengals, Los Angeles Chargers, Carolina Panthers, and Indianapolis Colts. Competing at the highest level honed his discipline, perseverance, and consistency—qualities he now brings to representing KH clients with skill and dedication.

In his free time, Andrew enjoys spending time with his wife and two sons, playing chess and basketball, and continuing to learn about business, finance, and real estate.



 650.740.9570

 [avollert@khcommercial.com](mailto:avollert@khcommercial.com)

 LIC#: FA100097790

# Colby Constantine

## INVESTMENT ADVISOR

Colby Constantine is an Investment Advisor with Kaufman Hagan, an industry-leading commercial real estate firm that specializes in multifamily acquisition and disposition.

Colby graduated from the University of Portland with a degree in Finance as well as Operations Technology Management. While pursuing these degrees, he helped captain the Division 1 Men's Soccer team to their first WCC Championship in 15 years.

Prior to KH Commercial, Colby worked in the private lending space for acquisition, development, and construction of multifamily assets. Previously licensed with a Series 65, Colby truly understands what it means to be a fiduciary, always putting his client's best interests above his own.

Colby is passionate about providing his clients with attentive, bespoke service by simplifying the acquisition and disposition process and using illustrative data to assure his clients achieve the best possible outcome given their unique situation.

When Colby is not in the office, he loves to travel, hike, and camp in the beautiful outdoors with his wife and goldendoodle. His wife, Kelsey, is currently an Emergency Medicine Resident Physician at Denver Health and CU Anschutz. Additionally, he enjoys staying active by playing hockey, soccer and golf.



 720.822.0029

 [colby@khcommercial.com](mailto:colby@khcommercial.com)

 LIC#: FA100099134

# Cinnamon Ridge Apartments

7655 W 67th Ave, Arvada, CO 80004



Kaufman Hagan Commercial Real Estate  
2245 Curtis St, Suite #100  
Denver, CO 80205  
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## CONTACT:

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### ANDREW VOLLETT

Broker

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### COLBY CONSTANTINE

Investment Advisor

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# DISCLOSURE & CONFIDENTIALITY AGREEMENT

The Owner has engaged Kaufman Hagan Commercial Real Estate (“KH”) to openly represent them on the sale of the Multifamily Property known as the Cinnamon Ridge Apartments, 7655 W 67th Ave, Arvada, CO 80004 (“Property”). The Owner has directed that all inquiries and communications with respect to the contemplated sale of such Property be directed to KH.

Marketing Information and the contents, except such information that is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting the Marketing Information, Recipient agrees that he or she will hold and treat it in the strictest confidence, that you will not disclose the Marketing Information or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or KH and that you will not use the Marketing Information or any of the contents in any fashion or manner detrimental to the interest of Owner.

The recipient further agrees that all information received in written form will be returned if the transaction does not fully consummate.

The recipient further agrees that this confidentiality agreement shall survive the consummation or lack of consummation of the transaction and shall be binding upon its agents, successors, and assigns and insures to the benefit of the Owner and its agents, successors and assigns.

The recipient further agrees to save and hold harmless KH, its agents, successors and assigns and the Owner and its agents, successors and assigns, from any such actions or cause of actions which may arise as a result of a violation of the provisions of this agreement.

The enclosed information (and any supplemental materials provided to a prospective purchaser) has been obtained by sources believed reliable. While KH does not doubt its accuracy, we have not verified it and neither we nor the Owner make any guarantee, warranty or representation of any kind or nature about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example and do not represent past, current or future performance of the property. The value of this transaction to you depends on many considerations, including tax and other factors, which should be evaluated by you and your tax, financial and legal advisors. You and your advisors should conduct a careful and independent investigation of the property to determine to your satisfaction the suitability of the property and the quality of its tenancy for your records.

The Evaluation Material furnished to Buyer will not be used by Buyer for any purpose other than for evaluating a possible transaction involving the Property with the Owner. KH represents the owner and does not allow any sub agency to any other broker. KH has no power or authority in any way to bind the Owner with respect to a transaction involving the Property.