

8609 W 54TH PLACE

4-UNIT MULTIFAMILY | ARVADA, CO
OFFERING MEMORANDUM



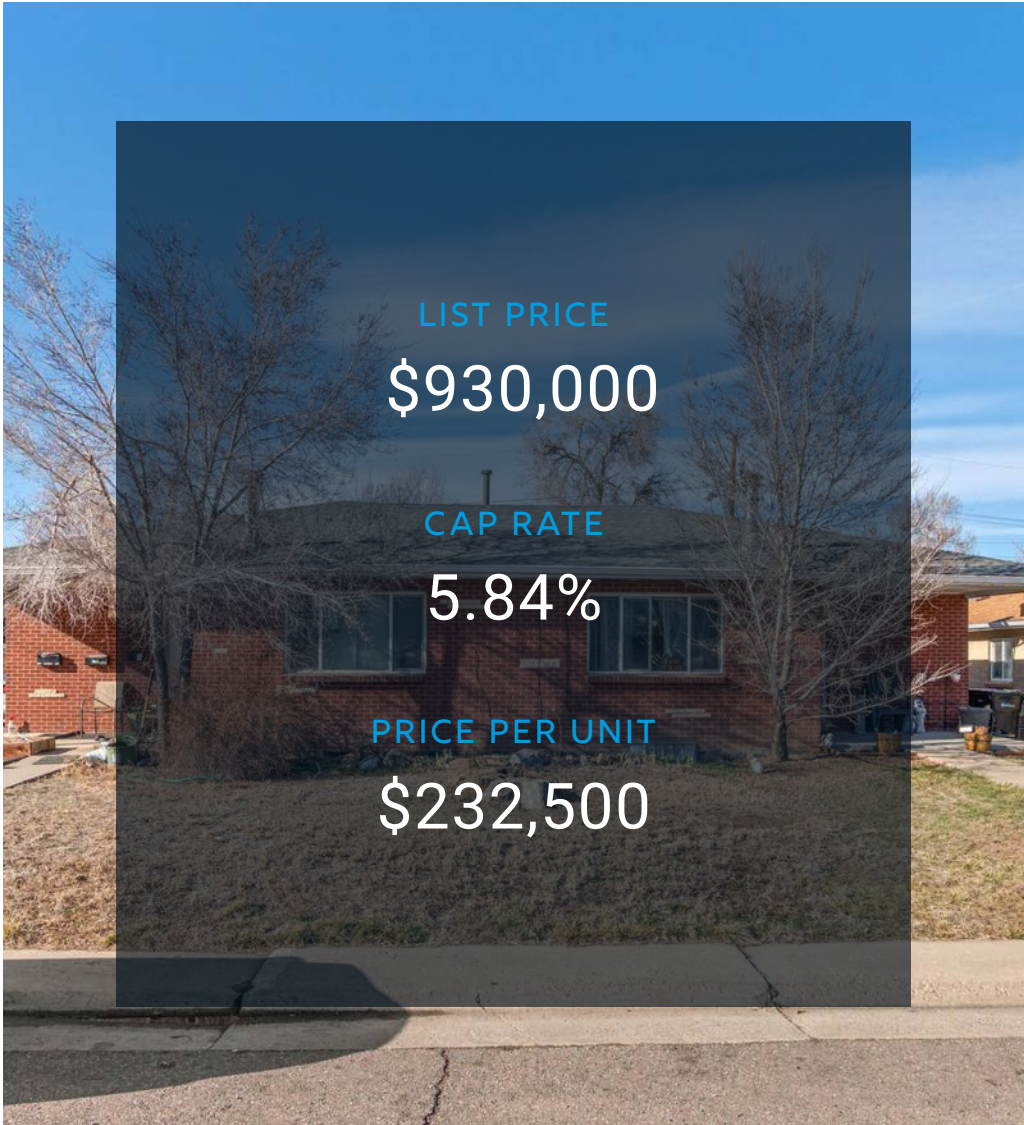
Marcus & Millichap
GHP MULTIFAMILY GROUP

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LIST PRICE
\$930,000

CAP RATE
5.84%

PRICE PER UNIT
\$232,500



8609 W 54th Place

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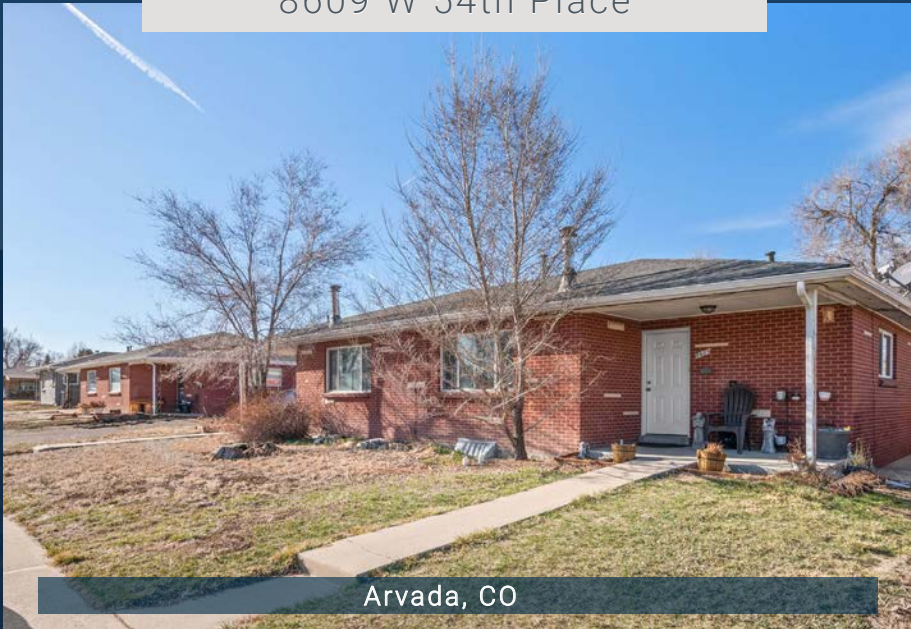
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Marcus & Millichap
GHP MULTIFAMILY GROUP

THE OFFERING

Marcus and Millichap is pleased to present a 4-unit apartment complex in the heart of Arvada. The property consists of (4) two-bedroom/one-bathroom units. The interior upgrades include new plank flooring, paint, countertops, and cabinets. Other amenities include off street parking, a fenced in backyard, and completely remodeled bathrooms. The property features new windows, large units, and individual meters for gas/electricity. The surrounding area features multiple parks, convenient access to the mountains, and numerous retail shops, schools, and restaurants.

8609 W 54th Place



Arvada, CO

LIST PRICE
\$930,000

CAP RATE
5.84%

PRICE PER UNIT
\$232,500

Number of Units	4
Number of Buildings	1
Number of Stories	1
Year Built	1961
Acreage	0.17
Rentable SF	3,590
Type of Ownership	Fee Simple

Parking	Approx. 1 Per Unit
Utilities: Water	Master Metered
Utilities: Electric	Individually Metered
Utilities: Gas	Master Metered
Construction	Brick Masonry
Roof	Pitched Shingle
Laundry Facilities	In Unit



8609 W 54TH PLACE

01

PROPERTY ANALYSIS

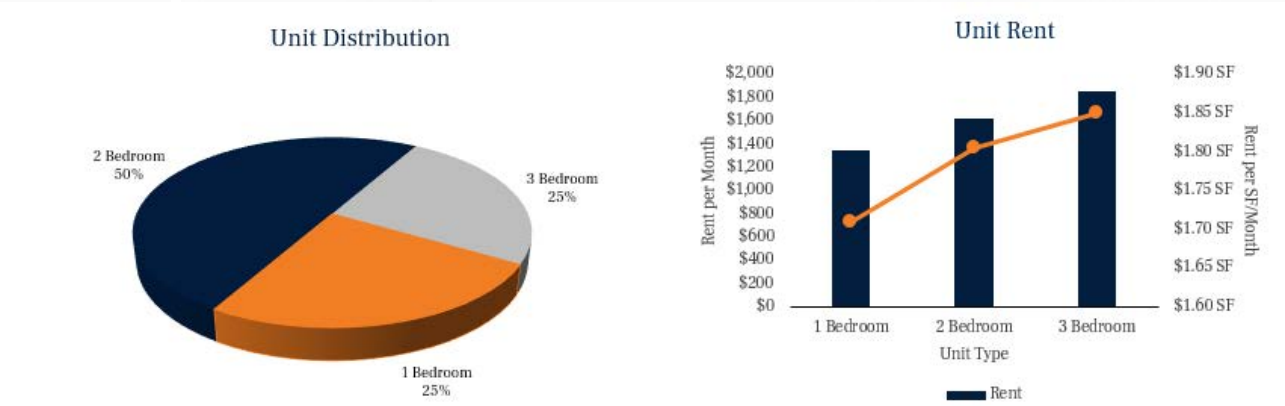
Marcus & Millichap

FINANCIAL SUMMARY

PRICE		\$930,000	RETURNS		CURRENT	YEAR 1	MARKET LOAN		1ST LOAN
Down Payment		\$372,000	CAP Rate		5.84%	6.66%	Interest Rate		6.50%
Number of Units		4	GRM		13.48	11.67	Amortization Period		30 Years
Price Per Unit		\$232,500	Cash-on-Cash		3.85%	7.14%	Months of Interest Only		84 Months
Price Per SqFt		\$259.05	Debt Coverage Ratio		1.20	1.37	Annual Loan Constant		7.58%
Rentable SqFt		3,590	YEAR	IRR UNLEVERED	IRR LEVERED	CASH-ON-CASH	Loan Term		30 Years
Lot Size		0.17 Acres	3	11.87%	24.19%	8.05%	Loan to Value		75%
Approx. Year Built		1961	5	10.97%	20.53%	9.15%	Loan Amount		\$697,500
			7	10.59%	18.83%	10.15%	Down Payment		\$232,500
# OF UNITS	UNIT TYPE	SQFT/UNIT	SCHEDULED RENTS		MARKET RENTS		NET RESIDUAL VALUE		
1	1 Bedroom	790	\$850		\$1,350		Year Capitalized		2034
2	2 Bedroom	900	\$1,550		\$1,625		Capitalization Rate - Terminal		6.00%
1	3 Bedroom	1,000	\$1,800		\$1,850				

UNIT MIX

Unit Type	# of Units	Avg. SF	Rental Range	CURRENT			POTENTIAL		
				Avg. Rent	Avg. Rent/SF	Monthly Income	Avg. Rent	Avg. Rent/SF	Monthly Income
1 Bed / 1 Bath	1	790	\$850 - \$850	\$850	\$1.08	\$850	\$1,350	\$1.71	\$1,350
2 Bed / 1 Bath	2	900	\$1,500 - \$1,600	\$1,550	\$1.72	\$3,100	\$1,625	\$1.81	\$3,250
3 Bed / 1 Bath	1	1,000	\$1,800 - \$1,800	\$1,800	\$1.80	\$1,800	\$1,850	\$1.85	\$1,850
TOTALS/WEIGHTED AVERAGES		4	898	\$1,438	\$1.60	\$5,750	\$1,613	\$1.80	\$6,450
GROSS ANNUALIZED RENTS				\$69,000			\$77,400		



OPERATING STATEMENT

INCOME	CURRENT		YEAR 1		NOTES	PER UNIT	PER SF
Gross Potential Rent	77,400		79,722			19,931	22.21
Loss / Gain to Lease	(8,400)	10.9%	0	0.0%	[1]	0	0.00
Gross Current Rent	69,000		79,722			19,931	22.21
Physical Vacancy	(3,450)	5.0%	(3,986)	5.0%	[2]	(997)	(1.11)
TOTAL VACANCY	(3,450)	5.0%	(\$3,986)	5.0%		(\$997)	(\$1)
Effective Rental Income	65,550		75,736			18,934	21.10
Utility Bill-Back	3,665		3,775		[3]	944	1.05
TOTAL OTHER INCOME	\$3,665		\$3,775			\$944	\$1.05
EFFECTIVE GROSS INCOME	\$69,215		\$79,511			\$19,878	\$22.15
EXPENSES	CURRENT		YEAR 1		NOTES	PER UNIT	PER SF
Real Estate Taxes	4,593		4,593			1,148	1.28
Insurance	2,319		4,000		[4]	1,000	1.11
Utilities - Electric	612		630			158	0.18
Utilities - Water & Sewer	1,741		1,793			448	0.50
Utilities - Gas	620		639			160	0.18
Trash Removal	885		912			228	0.25
Repairs & Maintenance	2,167		3,000		[5]	750	0.84
Contract Services	1,000		1,000		[6]	250	0.28
Operating Reserves	1,000		1,000			250	0.28
TOTAL EXPENSES	\$14,937		\$17,567			\$4,392	\$4.89
EXPENSES AS % OF EGI	21.6%		22.1%				
NET OPERATING INCOME	\$54,278		\$61,944			\$15,486	\$17.25



NOTES TO OPERATING STATEMENT

- [1]Year 1 Loss to Lease Assumes a 100% Reduction in Loss to Lease Expense as Leases Expire and Units are Turned and Re-Leased at Market Rates.
- [2]Current and Year 1 Physical Vacancy is Underwritten to a Market Standard of 5.0%.
- [3]Current and Year 1 Utility Bill Back Assumes 95% of Utilities are Paid by the Tenant.
- [4]Year 1 Insurance is Underwritten to a Market Standard of \$1,000/Unit.
- [5]Current and Year 1 Repairs & Maintenance is Underwritten to a Market Standard of \$750/Unit.
- [6]Current and Year 1 Contract Services is Underwritten to a Market Standard of \$250/Unit.
- [7]Current and Year 1 Operating Reserves is Underwritten to a Market Standard of \$250/Unit.

CASH FLOW

INCOME	CURRENT	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Gross Potential Rent	77,400	79,722	83,708	87,056	89,668	92,358	95,129	97,983	100,922	103,950	107,068
Loss / Gain to Lease	(8,400)	0	(1,674)	(1,741)	(897)	(924)	(951)	(980)	(1,009)	(1,039)	(1,071)
Gross Current Rent	69,000	79,722	82,034	85,315	88,771	91,435	94,178	97,003	99,913	102,910	105,998
Physical Vacancy	(3,450)	(3,986)	(4,102)	(4,266)	(4,439)	(4,572)	(4,709)	(4,850)	(4,996)	(5,146)	(5,300)
TOTAL VACANCY	(3,450)	(3,986)	(4,102)	(4,266)	(4,439)	(4,572)	(4,709)	(4,850)	(4,996)	(5,146)	(5,300)
Effective Rental Income	65,550	75,736	77,932	81,050	84,333	86,863	89,469	92,153	94,917	97,765	100,698
Utility Bill-Back	3,665	3,775	3,888	4,005	4,125	4,249	4,376	4,508	4,643	4,782	4,926
TOTAL OTHER INCOME	3,665	3,775	3,888	4,005	4,125	4,249	4,376	4,508	4,643	4,782	4,926
EFFECTIVE GROSS INCOME	69,215	79,511	81,821	85,054	88,458	91,112	93,845	96,660	99,560	102,547	105,623
EXPENSES											
Operating Expenses	(4,052)	(4,912)	(5,059)	(5,211)	(5,367)	(5,528)	(5,694)	(5,865)	(6,041)	(6,222)	(6,408)
Real Estate Taxes	(4,593)	(4,593)	(4,731)	(4,873)	(5,019)	(5,169)	(5,325)	(5,484)	(5,649)	(5,818)	(5,993)
Insurance	(2,319)	(4,000)	(4,120)	(4,244)	(4,371)	(4,502)	(4,637)	(4,776)	(4,919)	(5,067)	(5,219)
Utilities	(2,973)	(3,062)	(3,154)	(3,249)	(3,346)	(3,447)	(3,550)	(3,656)	(3,766)	(3,879)	(3,995)
Management Fee	(13,937)	(16,567)	(17,064)	(17,576)	(18,103)	(18,646)	(19,205)	(19,782)	(20,375)	(20,986)	(21,616)
Total Expenses	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)
NET OPERATING INCOME	54,278	61,944	63,757	66,479	69,355	71,466	73,640	75,879	78,185	80,561	83,008
PURCHASE PRICE NET RESIDUAL VALUE											
Purchase Price/Net Residual Value	(930,000)										1,383,460
Cash Flow Before Debt Financing		61,944	63,757	66,479	69,355	71,466	73,640	75,879	78,185	80,561	1,466,468
DEBT FINANCING											
Loan Amount	697,500										
Remaining Balance											
Loan Origination Fees	(6,975)										
Prepayment Penalty											
Closing Costs											(83,008)
Debt Service - Interest		(45,338)	(45,338)	(45,338)	(45,338)	(45,338)	(45,338)	(45,338)	(45,108)	(44,586)	(44,029)
Debt Service - Principal									(7,796)	(8,318)	(8,875)
Cash Flow After Debt Financing	(239,475)	16,607	18,419	21,141	24,018	26,128	28,302	30,541	25,281	27,657	1,330,556
Debt Coverage Ratio		1.37	1.41	1.47	1.53	1.58	1.62	1.67	1.48	1.52	1.57
INVESTOR RETURN											
IRR-Unleveraged		0.00%			11.30%	10.97%	10.75%	10.59%	10.47%	10.38%	10.05%
IRR-Leveraged		6.93%			21.94%	20.53%	19.56%	18.83%	18.27%	17.80%	17.01%
Capitalization Rate		6.66%	6.86%	7.15%	7.46%	7.68%	7.92%	8.16%	8.41%	8.66%	8.93%

GROWTH RATE PROJECTIONS

INCOME	YEAR 1	2026	2027	2028	2029	2030	2031	2032	2033	2034
Gross Potential Rent	3.0%	5.00%	4.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Loss / Gain to Lease(1)	0.0%	2.00%	2.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
Physical Vacancy		5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Total Vacancy		5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
TOTAL OTHER INCOME		3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%

EXPENSES	YEAR 1	2026	2027	2028	2029	2030	2031	2032	2033	2034
Operating Expenses		3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Real Estate Taxes		3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Insurance		3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Utilities		3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Management Fee (2)	0.0%									

(1) Displayed as a % of Gross Potential Rent | (2) Management Fees Calculated by % of EGR



A photograph of a kitchen interior. On the left, there is a black gas stove with a digital display showing '327'. Above the stove is a stainless steel microwave. The upper cabinets are light-colored wood. In the center, there is a white door. To the right of the door is a window with striped curtains. Below the window is a double sink with a black faucet. The lower cabinets are dark wood. On the far right, a portion of a black refrigerator is visible. The floor is light-colored wood. The ceiling is white with a single light fixture.

8609 W 54TH PLACE

02

COMPARABLE PROPERTIES

Marcus & Millichap

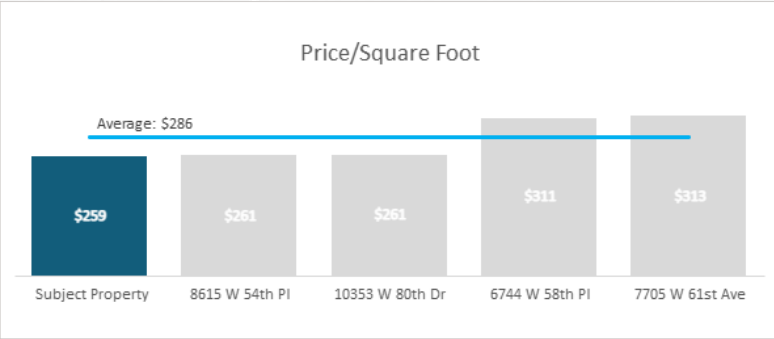
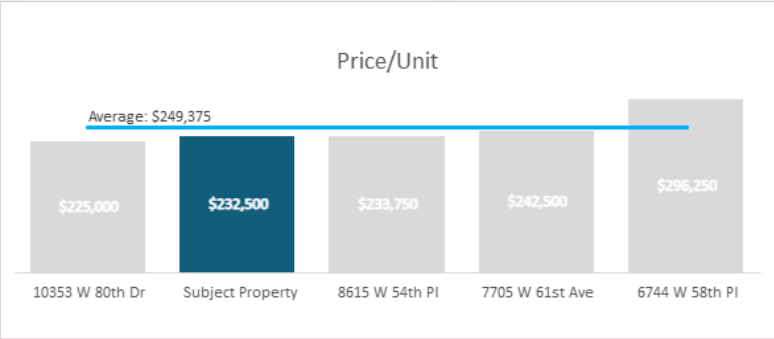
SALES COMPARABLES SUMMARY

SORTED BY PRICE/UNIT

Property	Unit Mix	COE	YOC	Sale Price	Units	Price/Unit	Price/SF
6744 W 58th Pl	(4) 2 Bed / 1 Bath	2/23/2024	1960	\$1,185,000	4	\$296,250	\$311
7705 W 61st Ave	(4) 2 Bed / 1 Bath	12/22/2023	1971	\$970,000	4	\$242,500	\$313
8615 W 54th Pl	(4) 2 Bed / 1 Bath	2/29/2024	1959	\$935,000	4	\$233,750	\$261
Subject Property	(1) 3 Bed / 1 Bath, (2) 2 Bed / 1 Bath , (1) 1 Bed / 1 Bath	TBD	1961	\$930,000	4	\$232,500	\$259
10353 W 80th Dr	(4) 2 Bed / 1 Bath	10/24/2024	1985	\$900,000	4	\$225,000	\$261
Averages:						\$249,375	\$286

SORTED BY PRICE/SQUARE FOOT

Property	Unit Mix	COE	YOC	Sale Price	Units	Price/Unit	Price/SF
7705 W 61st Ave	(4) 2 Bed / 1 Bath	12/22/2023	1971	\$970,000	4	\$242,500	\$313
6744 W 58th Pl	(4) 2 Bed / 1 Bath	2/23/2024	1960	\$1,185,000	4	\$296,250	\$311
10353 W 80th Dr	(4) 2 Bed / 1 Bath	10/24/2024	1985	\$900,000	4	\$225,000	\$261
8615 W 54th Pl	(4) 2 Bed / 1 Bath	2/29/2024	1959	\$935,000	4	\$233,750	\$261
Subject Property	(1) 3 Bed / 1 Bath, (2) 2 Bed / 1 Bath , (1) 1 Bed / 1 Bath	TBD	1961	\$930,000	4	\$232,500	\$259
Averages:						\$249,375	\$286



SUBJECT

8609 W 54th Pl

8609 W 54th Pl, Arvada, CO



Listing Price:	\$930,000	Cap Rate:	5.84%
Total SF:	3,590	Type:	Ext. Walk-Up
Year Built:	1961	COE:	TBD
Number of Units:	4	Price/SF	\$259.05
Lot Size:	0.17	Price/Unit:	\$232,500

Unit Type	# Units	% Of	Size
One-Bed	1	25%	790
Two-Bed	2	50%	900
Three-Bed	1	25%	1000
Total/AVG	4	100%	

KEY

8609 W 54th Pl

1

8615 W 54th Pl

2

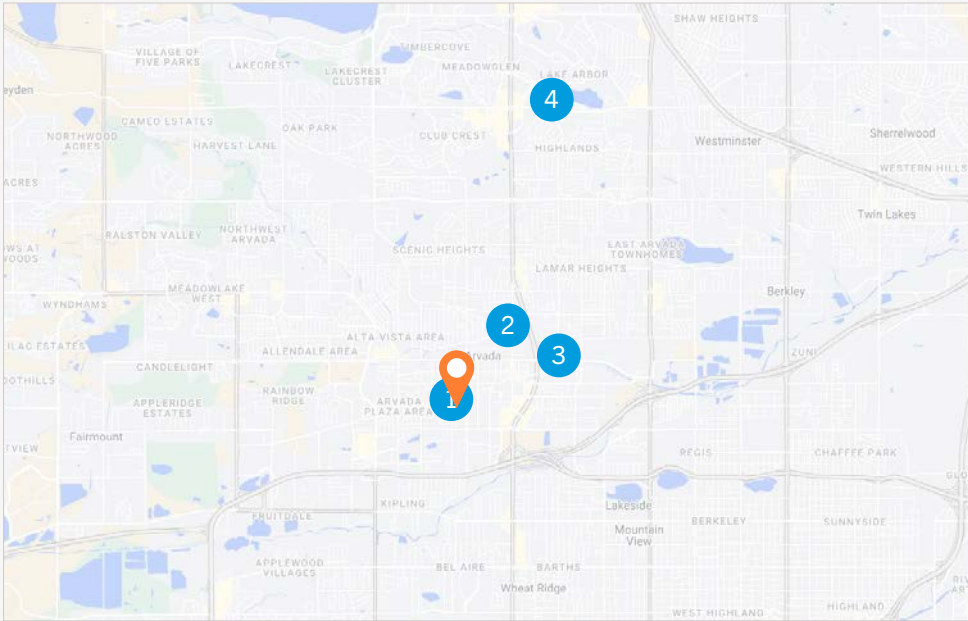
7705 W 61st Ave

3

6744 W 58th Pl

4

10353 W 80th Dr




SALES COMPARABLES

1

8615 W 54th Pl

8615 W 54th Pl, Arvada, CO 80002



Listing Price:	\$935,000	Cap Rate:	
Total SF:	3,584	Type:	
Year Built:	1959	COE:	2/29/2024
Number of Units:	4	Price/SF	\$260.88
Lot Size:	0.17	Price/Unit:	\$233,750

Unit Type	# Units	% Of	Size
Two-Bed	4	100%	900
Total/AVG	4	100%	900

(4) 2 Bed / 1 Bath

Semi-Renovated


Hardwood Floors, New Paint, Kitchen Tile, Dishwasher, Stove/Oven Range, New Cabinets, Refridgerator, Dated Bathrooms, Shower Tile, Ceiling Fans

Off Street Parking, Shared Backyard

2

7705 W 61st Ave

7705 W 61st Ave, Arvada, CO 80004



Listing Price:	\$970,000	Cap Rate:	
Total SF:	3,096	Type:	
Year Built:	1971	COE:	12/22/2023
Number of Units:	4	Price/SF	\$313.31
Lot Size:	0.24	Price/Unit:	\$242,500

Unit Type	# Units	% Of	Size
Two-Bed	4	100%	775
Two-Bed	4	100%	775

(4) 2 Bed / 1 Bath

Renovated


Carpet, In-Unit AC, New Windows, Washer/Dryer In-Unit, Cabinets, Formica Countertops, Microwave, Dishwasher, Hardwood Floors, Bathroom Tile, Updated Bathrooms

Off Street Parking

3

6744 W 58th Pl

6744 W 58th Pl, Arvada, CO 80003



Listing Price:	\$1,185,000	Cap Rate:	
Total SF:	3,816	Type:	
Year Built:	1960	COE:	2/23/2024
Number of Units:	4	Price/SF	\$310.53
Lot Size:	0.38	Price/Unit:	\$296,250

Unit Type	# Units	% Of	Size
Two-Bed	4	100%	950
Two-Bed	4	100%	950

(4) 2 Bed / 1 Bath

Renovated


Hardwood Floors, Granite Countertops, Stainless Steel Appliances, Microwave, Dishwasher, New Cabinets, New Windows, HVAC, Updated Bathrooms

Off Street Parking, Shared Backyard

4

10353 W 80th Dr

10353 W 80th Dr, Arvada, CO 80005



Listing Price:	\$900,000	Cap Rate:	
Total SF:	3,446	Type:	
Year Built:	1985	COE:	10/24/2024
Number of Units:	4	Price/SF	\$261.17
Lot Size:	0.25	Price/Unit:	\$225,000

Unit Type	# Units	% Of	Size
Two-Bed	4	100%	900
Two-Bed	4	100%	900

(4) 2 Bed / 1 Bath

Renovated

Hardwood Floors, New Doors, New Windows, Fireplace, Formica Granite Countertops, Washer/Dryer In-Unit, Dishwasher, Refridgerator, Stove/Oven Range, Some Carpet, Updated Bathrooms, Shower Tile

Carports



SUBJECT

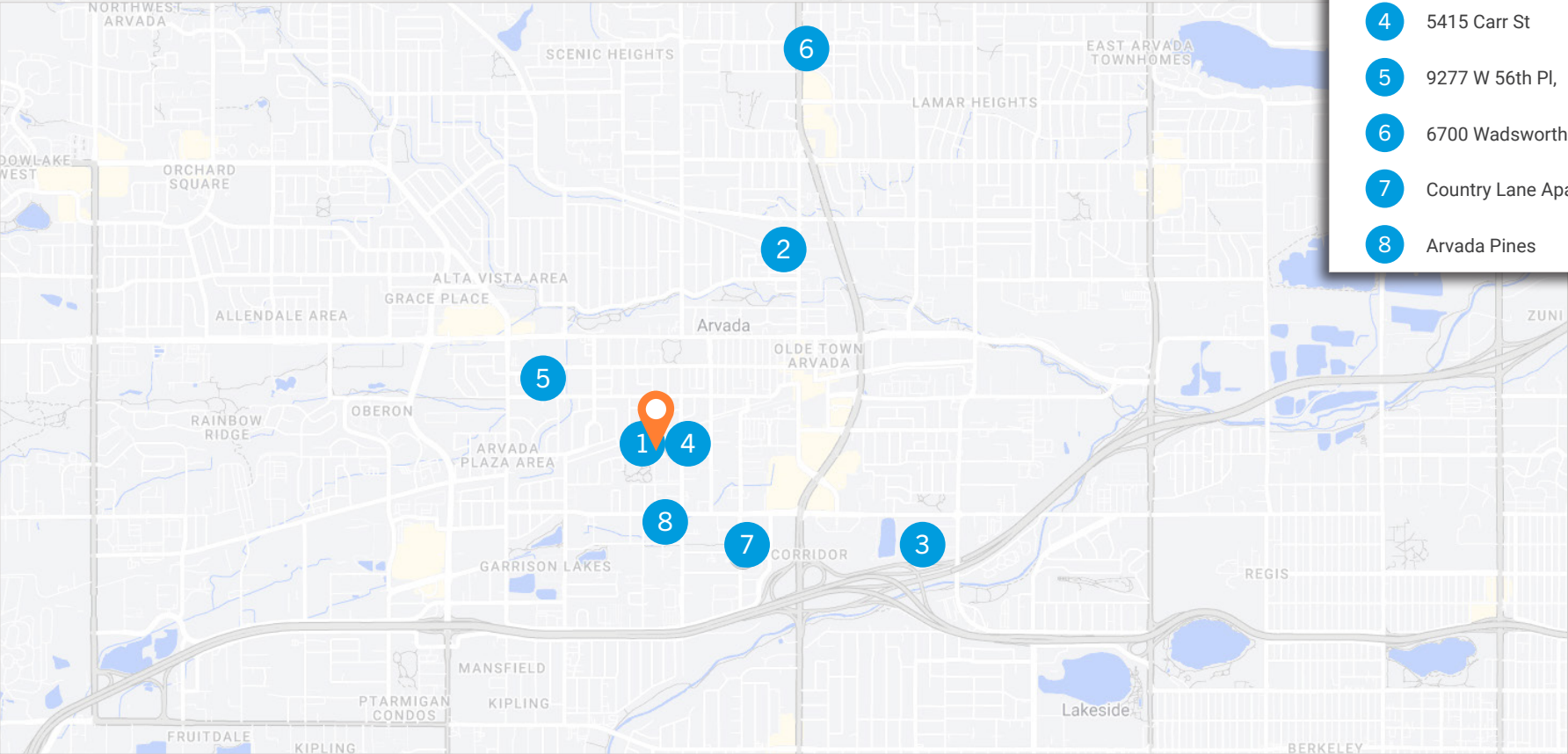
8609 W 54th Pl
8609 W 54th Pl, Arvada, CO

Year Built: 1961
Acreage: 0.17
Building SF: 1961
Number of Units: 4

Unit Type	# Units	% Of	Size (Low)	Rent (Low)	AVG. SF	AVG. Rent
One-Bed	1	25%	790	\$850	790	\$850
Two-Bed	2	50%	900	\$1,500	900	\$1,550
Three-Bed	1	25%	1000	\$1,800	1000	\$1,800
Total/AVG:	4	100%				

KEY

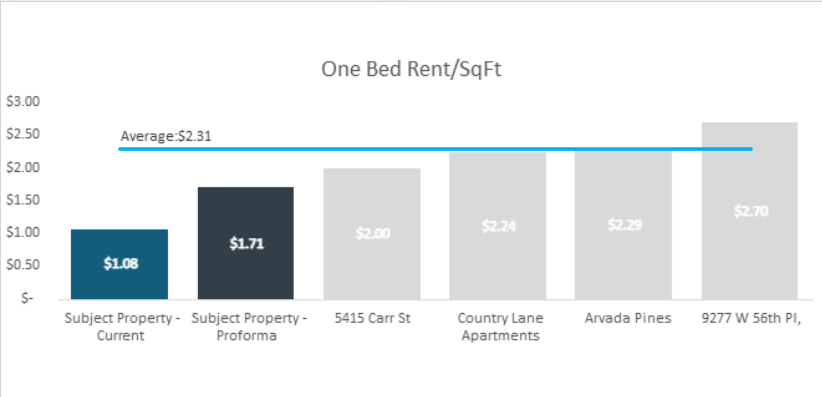
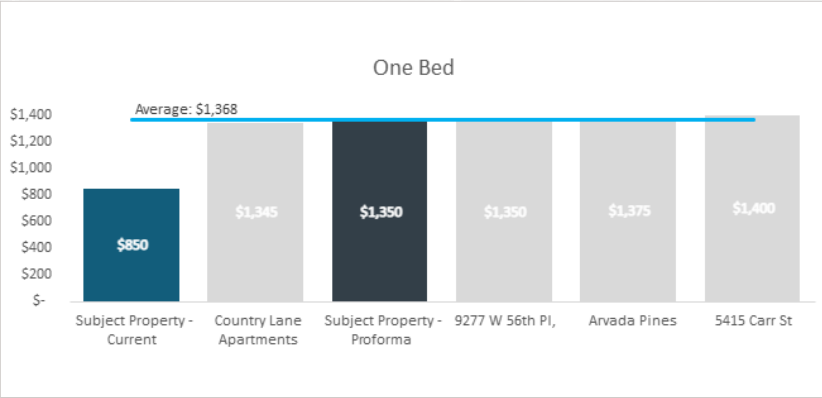
- 8609 W 54th Pl
- 8615 W 54th Pl
- 7705 W 61st Ave
- 6752 W 51st Ave
- 5415 Carr St
- 9277 W 56th Pl,
- 6700 Wadsworth Blvd
- Country Lane Apartments
- Arvada Pines



RENT COMPARABLES SUMMARY

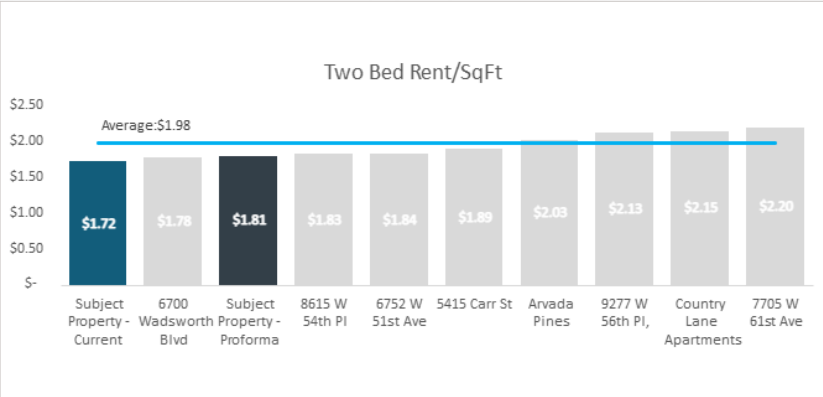
ONE BEDROOM (SORTED BY AVG. RENT)

Property	YOC	Avg SF	Avg Rent	Rent/SF
5415 Carr St	1963	700	\$1,400	\$2.00
Arvada Pines	1973	600	\$1,375	\$2.29
9277 W 56th Pl,	1974	500	\$1,350	\$2.70
Subject Property - Proforma	1961	790	\$1,350	\$1.71
Country Lane Apartments	1972	600	\$1,345	\$2.24
Subject Property - Current	1961	790	\$850	\$1.08
Averages:		600	\$1,368	\$2.31



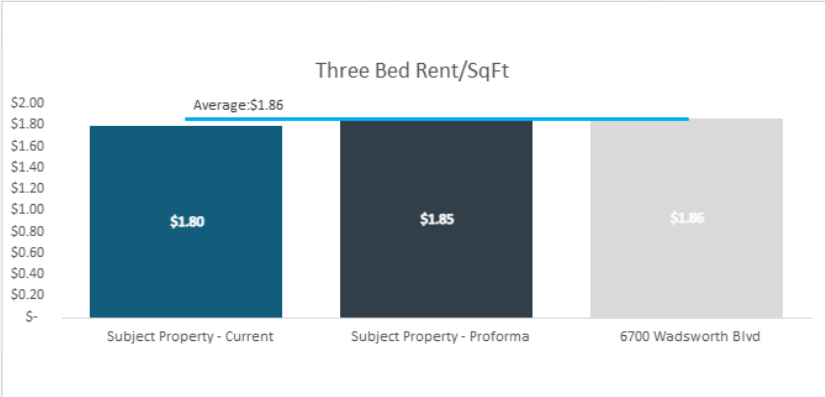
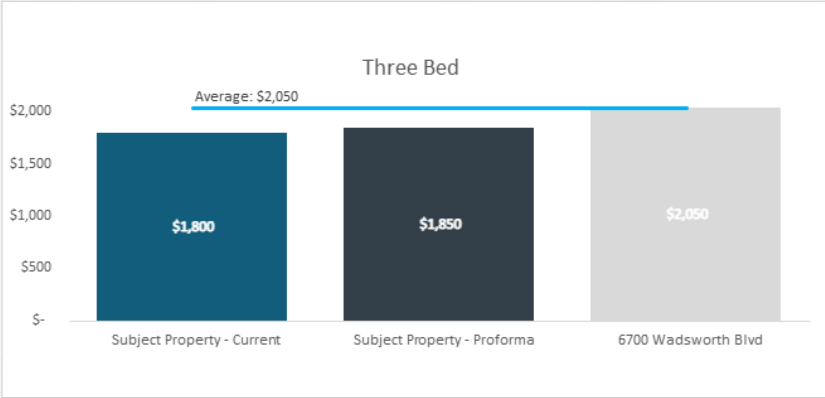
TWO BEDROOM (SORTED BY AVG. RENT)

Property	YOC	Avg SF	Avg Rent	Rent/SF
5415 Carr St	1963	950	\$1,800	\$1.89
6752 W 51st Ave	1971	980	\$1,800	\$1.84
Country Lane Apartments	1972	795	\$1,710	\$2.15
Arvada Pines	1973	825	\$1,675	\$2.03
8615 W 54th Pl	1959	900	\$1,650	\$1.83
7705 W 61st Ave	1971	750	\$1,650	\$2.20
Subject Property - Proforma	1961	900	\$1,625	\$1.81
6700 Wadsworth Blvd	1957	900	\$1,600	\$1.78
9277 W 56th Pl,	1974	750	\$1,600	\$2.13
Subject Property - Current	1961	900	\$1,550	\$1.72
Averages:		856	\$1,686	\$1.98



THREE BEDROOM (SORTED BY AVG. RENT)

Property	YOC	Avg SF	Avg Rent	Rent/SF
6700 Wadsworth Blvd	1957	1100	\$2,050	\$1.86
Subject Property - Proforma	1961	1000	\$1,850	\$1.85
Subject Property - Current	1961	1000	\$1,800	\$1.80
Averages:		1100	\$2,050	\$1.86



RENT COMPARABLES

1

8615 W 54th Pl

8615 W 54th Pl, Arvada, CO 80002

Year Built:

1959

Acreage:

0.17

Building SF:

3584

Survey Date:

1/18/2024

Number of Units:

4

Unit Type	# Units	% Of	Size (Low)	Size (High)	Rent (Low)	Rent (High)	AVG. SF	AVG. Rent
Two-Bed	4	100%	900		\$1,650		900	\$1,650
Total/AVG:	4	100%						

Notes

Renovation Level: Renovated

Garage/Parking: Off Street Parking

Pet Rent: \$30 M/O, \$300 Deposit

Other Charges: Tenant Pays Electrcity, Water, Gas / Owner Pays Water

Unit Amenities:

Hardwood Floors, Ceiling Fans, New Paint, New Windows, Ceramic Kitchen Backsplash, Formica Countertops, Dishwasher, Stove/Oven Range, New Cabinets, Refridgerator, Updated Bathrooms, Shower Tile

2

7705 W 61st Ave

7705 W 61st Ave, Arvada, CO 80004

Year Built:

1971

Acreage:

0.24

Building SF:

3,096

Survey Date:

1/18/2025

Number of Units:

4

Unit Type	# Units	% Of	Size (Low)	Size (High)	Rent (Low)	Rent (High)	AVG. SF	AVG. Rent
Two-Bed	4	100%	750		\$1,650		750	\$1,650
Total/AVG:	4	100%						

Notes

Renovation Level: Renovated

Garage/Parking: Off Street Parking

Pet Rent: \$35 M/O, \$300 Deposit

Other Charges: \$125 Utility Bill Back

Unit Amenities:

Carpet, In-Unit AC, New Windows, Washer/Dryer In-Unit, Cabinets, Formica Countertops, Microwave, Dishwasher, Hardwood Floors, Bathroom Tile, Updated Bathrooms

3

6752 W 51st Ave

6752 W 51st Ave, Arvada, CO 80002

Year Built:

1971

Acreage:

0.21

Building SF:

3,920

Survey Date:

1/18/2025

Number of Units:

X

Unit Type	# Units	% Of	Size (Low)	Size (High)	Rent (Low)	Rent (High)	AVG. SF	AVG. Rent
Two-Bed	4	#DIV/0!	980		\$1,800		980	\$1,800
Total/AVG:	4	100%						

Notes

Renovation Level: Renovated

Garage/Parking: Off Street Parking

Pet Rent: \$35 M/O, \$300 Deposit

Other Charges: Utilities Split Equally Amongst All 4 Units

Unit Amenities:

New Cabinets, Dishwasher, Refridgerator, Quartz Countertops, Stove/Oven Range, Hardwood Floors, Large Floor Plans, New Windows, New Doors, Storage Space, Updated Bathrooms, Shower Tile, New Bathtubs

RENT COMPARABLES

4

5415 Carr St

5415 Carr St, Arvada, CO 80002

Year Built:

1963

Acreage:

0.24

Building SF:

5400

Survey Date:

1/18/2024

Number of Units:

4

Unit Type	# Units	% Of	Size (Low)	Size (High)	Rent (Low)	Rent (High)	AVG. SF	AVG. Rent
One-Bed	1	25%	700		\$1,400		700	\$1,400
Two-Bed	4	100%	950		\$1,800		950	\$1,800
Total/AVG:	5	100%						

Notes

Renovation Level:

Renovated

Garage/Parking:

Off Street Parking

Pet Rent:

N/A

Other Charges:

\$100 Utility Bill Back

Unit Amenities:

Tile Kitchen Flooring, Stainless Steel Appliances, Granite Countertops, Dishwasher, Stove/Oven Range, Refridgerator, New Cabinets, Washer/Dryer In-Unit, Some Carpet, Large Closet Space, Dated Bathrooms

5

9277 W 56th Pl,

9277 W 56th Pl, Arvada, CO 80002

Year Built:

1974

Acreage:

0.46

Building SF:

12,825

Survey Date:

1/18/2025

Number of Units:

12

Unit Type	# Units	% Of	Size (Low)	Size (High)	Rent (Low)	Rent (High)	AVG. SF	AVG. Rent
One-Bed	4	33%	500		\$1,350		500	\$1,350
Two-Bed	12	100%	750		\$1,600		750	\$1,600
Total/AVG:	16	100%						

Notes

Renovation Level:

Renovated

Garage/Parking:

Off Street Parking

Pet Rent:

\$35 M/O, \$300 Deposit

Other Charges:

\$125 Utility Bill Back

Unit Amenities:

Kitchen Tile, Older Cabinets, Stove/Oven Range, Bathroom Floor Tile, New Bathtubs, In-Unit AC, Ceiling Fans, Hardwood Floors, Dishwasher, Refridgerator

6

6700 Wadsworth Blvd

6700 Wadsworth Blvd, Arvada, CO 80003

Year Built:

1957

Acreage:

1

Building SF:

29,590

Survey Date:

1/18/2025

Number of Units:

26

Unit Type	# Units	% Of	Size (Low)	Size (High)	Rent (Low)	Rent (High)	AVG. SF	AVG. Rent
Two-Bed	2	8%	900		\$1,600		900	\$1,600
Three-Bed	24	92%	1100		\$2,050		1100	\$2,050
Total/AVG:	26	100%						

Notes

Renovation Level:

Renovated

Garage/Parking:

Carports

Pet Rent:

\$30 M/O, \$250 Deposit


Other Charges:

Tenant Pays Gas and Electric / Owner Pays Water and Trash

Unit Amenities:

Hardwood Floors, Stove/Oven Range, Microwave, Formica Granite Countertops, Refridgerator, New Cabinets, Large Floorplans, Windows, Large Closet Space, Updated Bathrooms

RENT COMPARABLES



7

Country Lane Apartments

7995 W 51st Ave, Arvada, CO 80002

Year Built:

1972

Acreage:

1.9

Building SF:

30,420

Survey Date:

1/18/2025

Number of Units:

36

Unit Type	# Units	% Of	Size (Low)	Size (High)	Rent (Low)	Rent (High)	AVG. SF	AVG. Rent
One-Bed	6	17%	600		\$1,345		600	\$1,345
Two-Bed	30	83%	795		\$1,595	\$1,825	795	\$1,710
Total/AVG:	36	100%						

Notes


Renovation Level: Renovated

Garage/Parking: Off Street Parking

Pet Rent: N/A

Other Charges: \$125 Utility Bill Back

Unit Amenities:
Hardwood Floors, Stainless Steel Appliances, Microwave, Dishwasher, Quartz Countertops, Refridgertor, Stove/Oven Range, New Sink, In-Unit AC, New Bathroom Amenities, Shower Tile



8

Arvada Pines

8440 W 52nd Ave, Arvada, CO 80002

Year Built:

1973

Acreage:

0.8

Building SF:

14,670

Survey Date:

1/18/2024

Number of Units:

18

Unit Type	# Units	% Of	Size (Low)	Size (High)	Rent (Low)	Rent (High)	AVG. SF	AVG. Rent
One-Bed	1	6%	600		\$1,375		600	\$1,375
Two-Bed	17	94%	825		\$1,675		825	\$1,675
Total/AVG:	18	100%						

Notes

Renovation Level: Renovated

Garage/Parking: Off Street Parking

Pet Rent: \$35 M/O, \$300 Deposit

Other Charges: \$150 Utility Bill Back

Unit Amenities:
New Cabinets, Dishwasher, Stove/Oven Range, Granite Countertops, Kitchen Tile Floor, Refridgerator, Bathroom Shower Tile, Updated Showers, Some Carpet

8609 W 54TH PLACE

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