



INLAND SEA PORTFOLIO - LOOMIS

4320, 4330 & 4420 LOOMIS AVE, COLORADO SPRINGS, CO 80906



3

PROPERTIES

12

TOTAL UNITS

10,892

TOTAL SQUARE FEET

OFFERED BY KAUFMAN HAGAN COMMERCIAL REAL ESTATE:

RYAN FLOYD

Broker

720.335.1469

rfloyd@khcommercial.com

DREW MADAYAG

Junior Broker

303.859.0682

drew@khcommercial.com

KAUFMAN HAGAN
COMMERCIAL REAL ESTATE

DISCLOSURE & CONFIDENTIALITY AGREEMENT

Kaufman Hagan Commercial Real Estate (“KH”) is providing an evaluation on the sale of the Portfolio located at 4320, 4330 & 4420 Loomis Ave, Colorado Springs, CO 80906 (“Property”).

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.

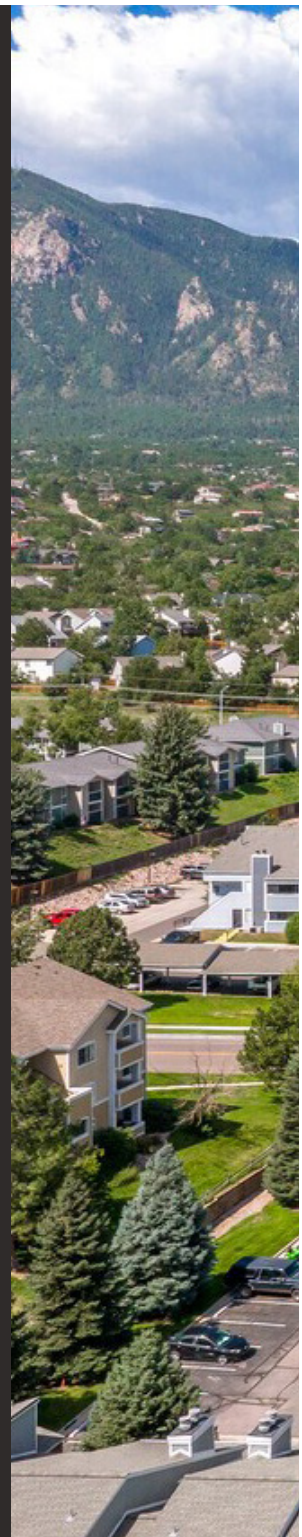
The recipient further agrees to save and hold harmless KH, its agents, successors and assigns and the Owner and its agents, successors and assigns, from any such actions or cause of actions which may arise as a result of a violation of the provisions of this agreement.

These materials do not constitute an offer, but only a solicitation of interest with respect to a possible sale of the property, which the Owner may consider. Ownership reserves the right to withdraw the property from the market or to amend the terms of these materials at any time.

Upon execution of Listing Agreement, the Owner reserves the right to accept or reject any offers including full price offers, and further reserves the right to remove the property from the market at any time.

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 Principal will not be used by Principal for any purpose other than for evaluating a possible transaction involving the Property with the Principal. Owner agrees to pay a brokerage commission to KH only per separate agreement. 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 and that the Owner shall in no way be bound or be deemed to have agreed to any transaction or the terms and conditions thereof until such time as the Owner has executed and delivered a written agreement with the Principal under terms and conditions that are acceptable to the Owner, in its sole and absolute discretion.



- 
- 
1. PORTFOLIO SUMMARY
 2. 4320 LOOMIS AVE
 3. 4330 LOOMIS AVE
 4. 4420 LOOMIS AVE
 5. INVESTMENT SUMMARY
 6. AREA OVERVIEW
 7. LOCAL ECONOMY
 8. KAUFMAN HAGAN



KAUFMAN HAGAN
COMMERCIAL REAL ESTATE

PORTFOLIO SUMMARY



INLAND SEA PORTFOLIO - LOOMIS

4320, 4330 & 4420 LOOMIS AVE

The Inland Sea Portfolio presents an exceptional multifamily investment opportunity across two complementary submarkets within the greater Colorado Springs metro. The offering is made up of six contiguous properties totaling 24 units, providing investors with immediate operational efficiency, durable cash flow, and long-term value add potential. Located near key employment hubs, lifestyle amenities, and major city thoroughfares, the portfolio benefits from consistent tenant demand, solid in-place performance, and a proven operating history.

Representing the Colorado Springs component of the portfolio, the Loomis Portfolio consists of three well-located fourplexes positioned along Loomis Avenue in the desirable Stratmoor Hills neighborhood. Just minutes from Fort Carson and Downtown Colorado Springs, the properties offer convenient access to major employment centers, nearby retail corridors, and key lifestyle amenities including Cheyenne Mountain Zoo, Old Colorado City, and more.

The Loomis Portfolio features 12 spacious two-bedroom units, providing comfortable layouts that appeal to a broad tenant base. Several units feature updated interiors with high-end finishes, including LVP flooring, modern bathrooms, updated fixtures, and new paint. The remaining units present opportunities for further enhancements and upgrades. Unit balconies and fenced patios offer private outdoor space and mountain views, and the properties sit on sizable lots with off-street parking and easy access.

The Loomis Portfolio represents a clean, stabilized investment with value-add potential, streamlined management capabilities, and a strong tenant demand. Investors have the option to acquire properties (a) individually, (b) as the three-property submarket portfolio, or (c) as part of the full Inland Sea package.



KAUFMAN HAGAN
COMMERCIAL REAL ESTATE

CONTACT FOR MORE INFO:

RYAN FLOYD

Broker

720.335.1469

rfloyd@khcommercial.com

DREW MADAYAG

Junior Broker

303.859.0682

drew@khcommercial.com



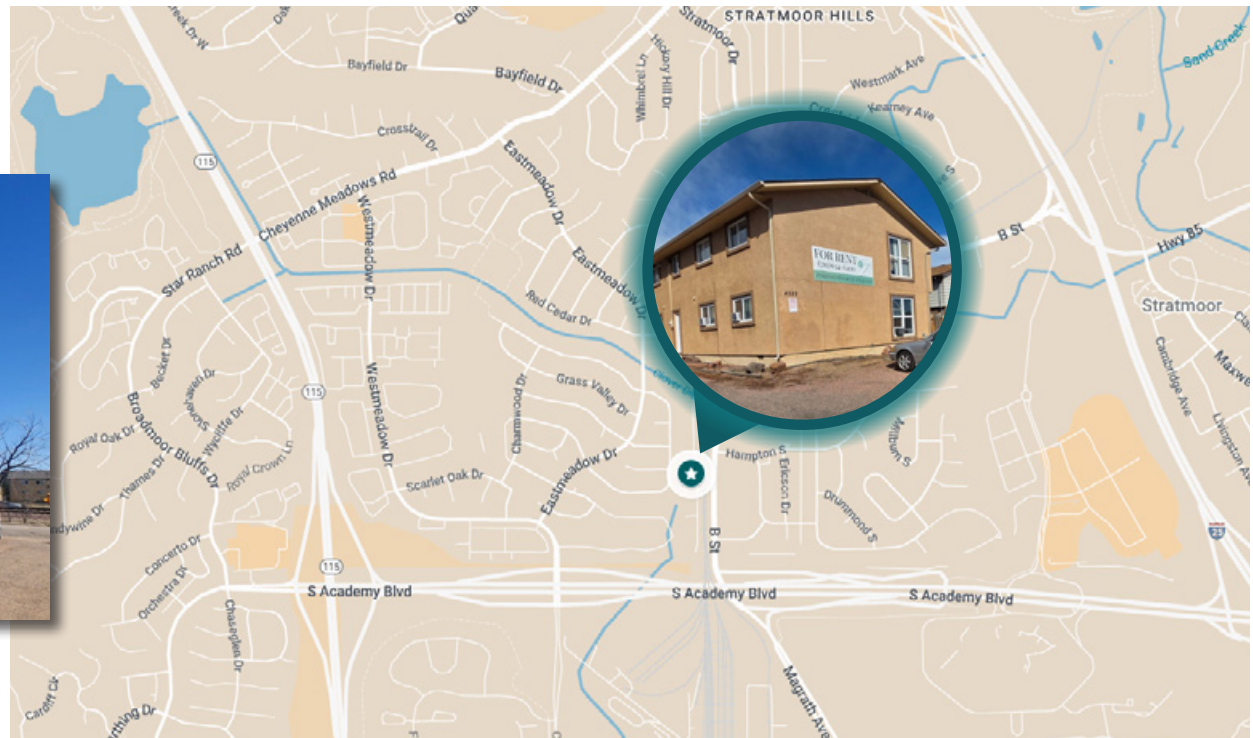
4320 LOOMIS AVE

PROPERTY OVERVIEW



4320 LOOMIS AVE

COLORADO SPRINGS, CO 80906



County El Paso

Year Built 1972

Buildings 1

Stories 2

Total Units 4

Construction Wood Frame

Roof Type Pitched

Gross Building SF 3,928

Lot SF 8,063

Parking Surface | 6 Spaces

Cooling Wall AC-Units

Heating Boiler

Zoning RM-30

Gas/Electric Master

Water/Sewer Master

PROPERTY HIGHLIGHTS

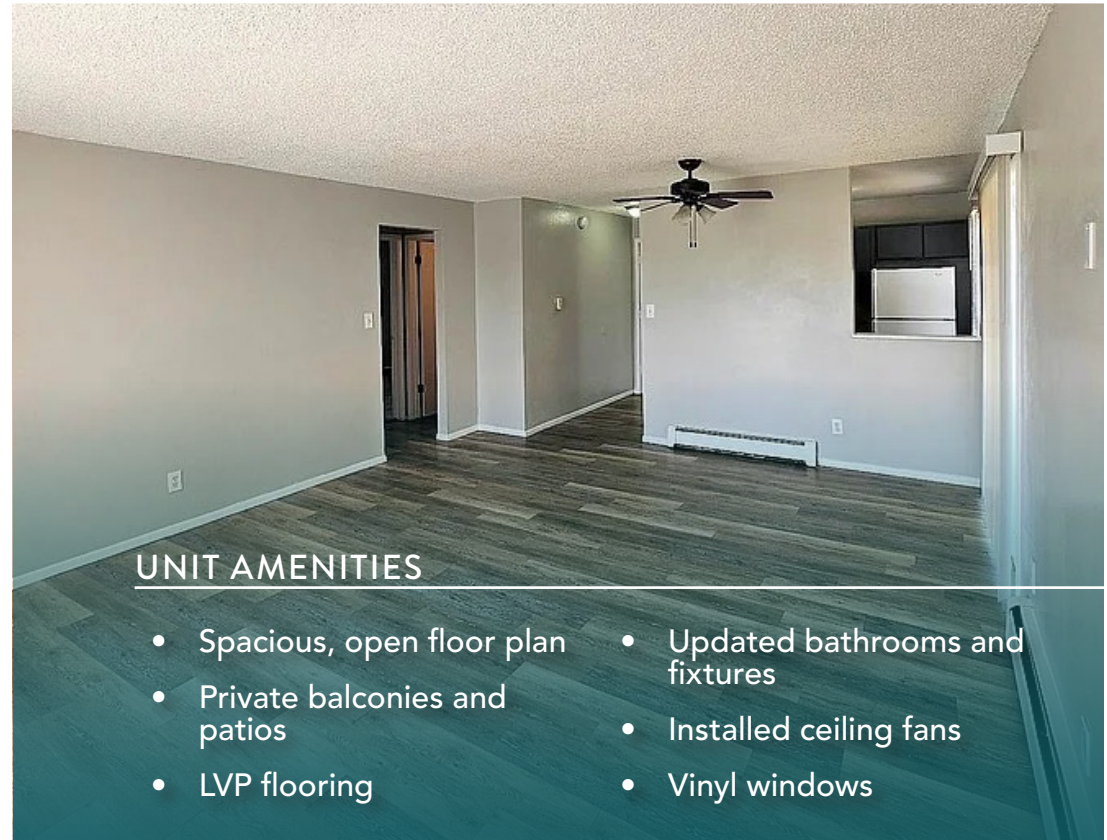
- Contiguous assets offer streamlined operations and management
- Clean, stabilized 2-bed property with strong tenant demand and value-add upside
- Desirable residential location around employment hubs and lifestyle amenities
- Well-maintained major systems

UNIT MIX

UNIT SIZE		2-BEDS		TOTAL SF
885 SF	x	4	=	3,540
AVG RENT		RENT/SF		RENTAL INCOME
\$1,063		\$1.20		\$51,024

4320 LOOMIS AVE

PHOTOS



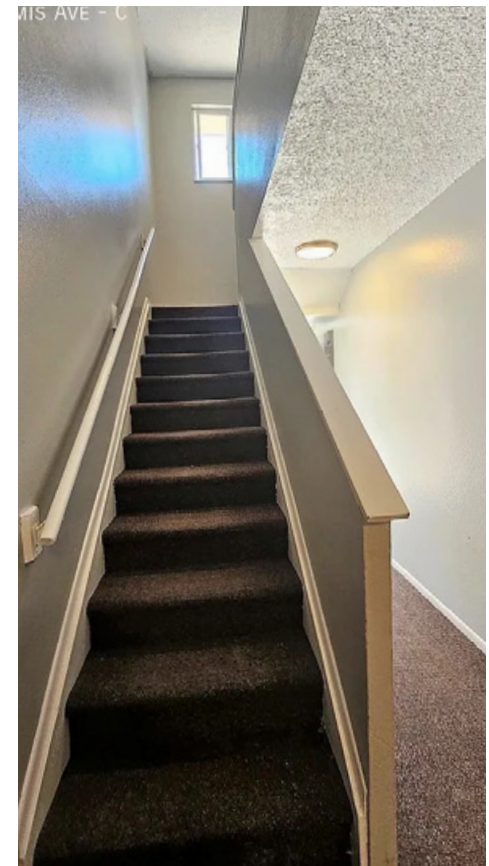
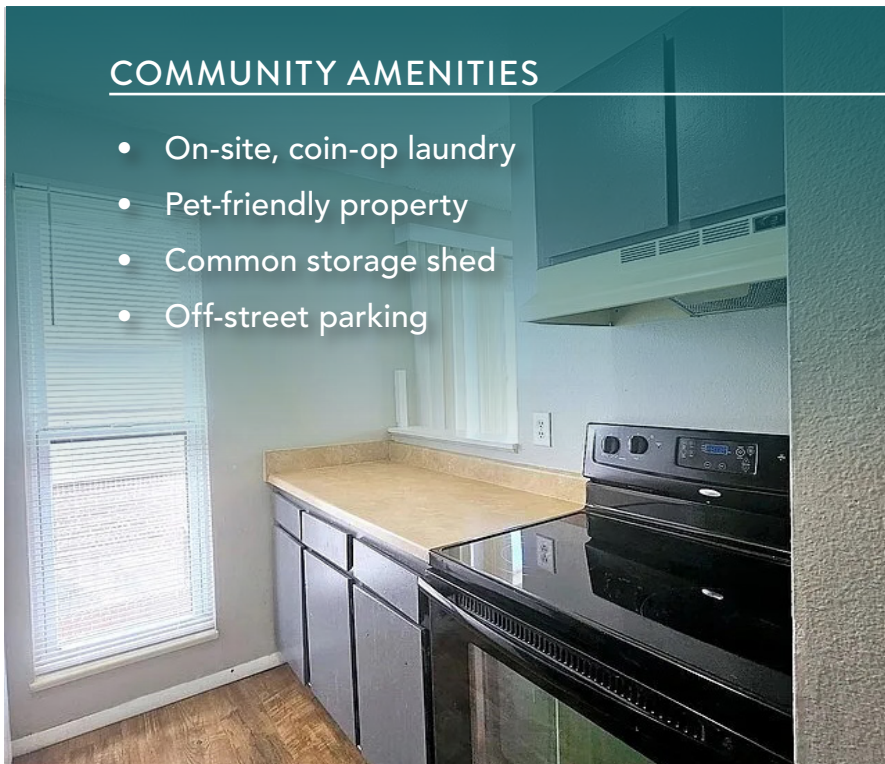
UNIT AMENITIES

- Spacious, open floor plan
- Private balconies and patios
- LVP flooring
- Updated bathrooms and fixtures
- Installed ceiling fans
- Vinyl windows



COMMUNITY AMENITIES

- On-site, coin-op laundry
- Pet-friendly property
- Common storage shed
- Off-street parking

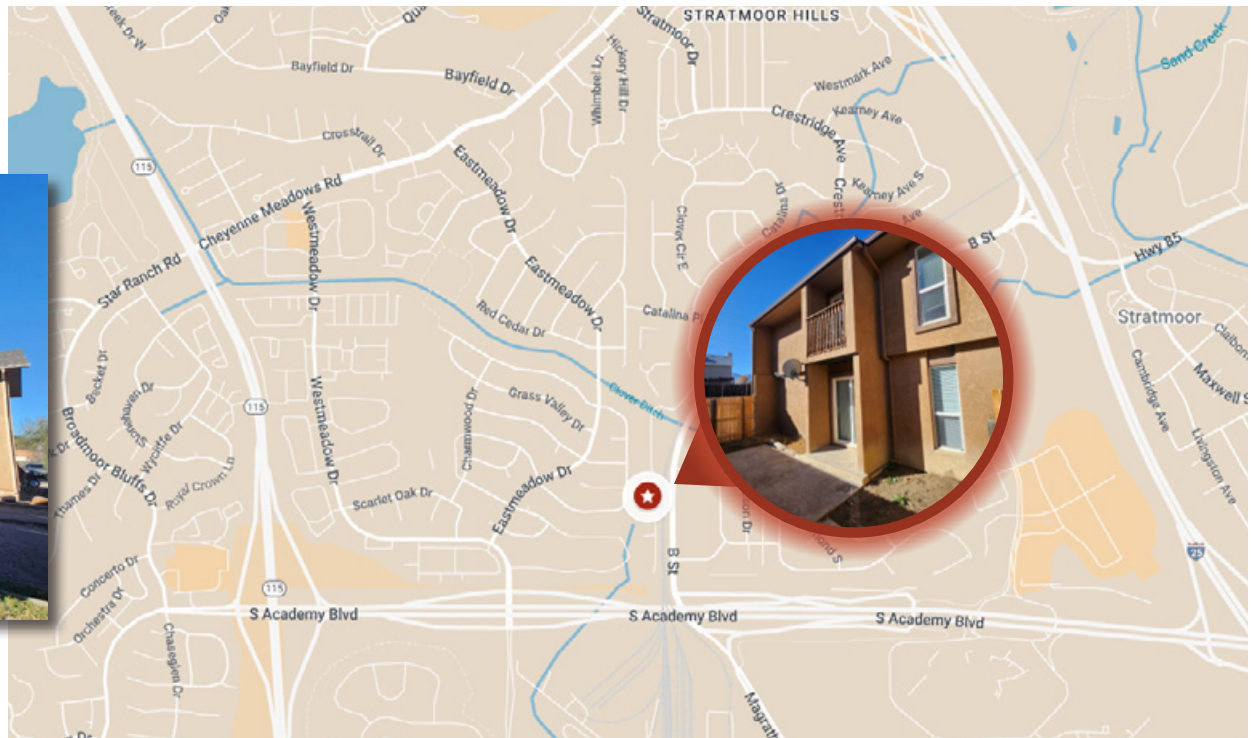


4330 LOOMIS AVE
PROPERTY OVERVIEW



4330 LOOMIS AVE

COLORADO SPRINGS, CO 80906



County	El Paso
Year Built	1972
# Buildings	1
# Stories	2
Total Units	4
Construction	Wood Frame
Roof Type	Pitched
Gross Building SF	3,536
Lot SF	7,928
Parking	Surface 6 Spaces
Cooling	Wall AC-Units
Heating	Boiler
Zoning	RM-30
Gas/Electric	Master
Water/Sewer	Master

PROPERTY HIGHLIGHTS

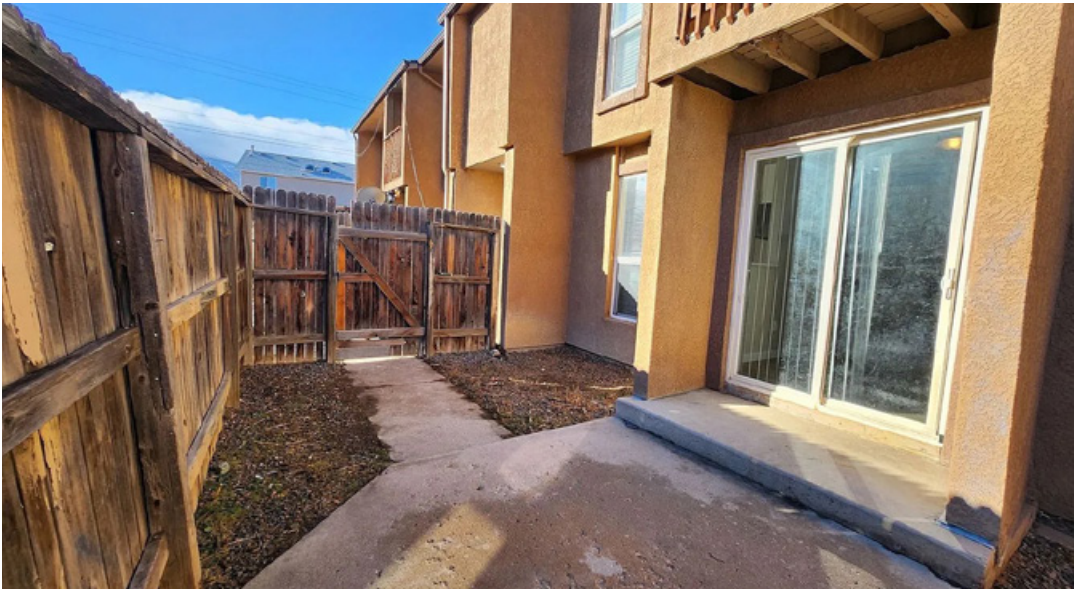
- Contiguous assets offer streamlined operations and management
- Clean, stabilized property with strong tenant demand and value-add upside
- Desirable residential location around employment hubs and lifestyle amenities
- Well-maintained major systems and recent PEX repiping

UNIT MIX

UNIT SIZE	2-BEDS	TOTAL SF
885 SF	4	3,540
AVG RENT	RENT/SF	RENTAL INCOME
\$1,150	\$1.30	\$55,200

4330 LOOMIS AVE

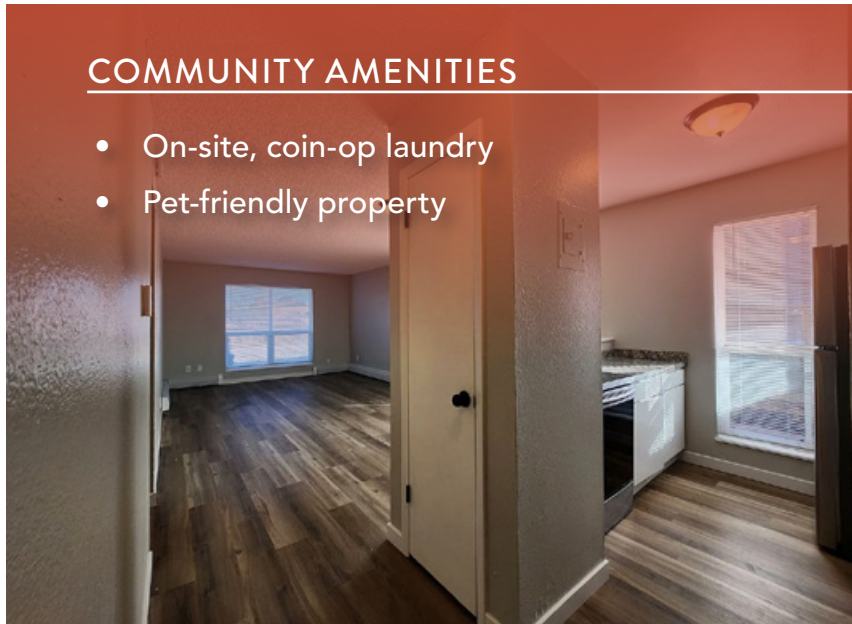
PHOTOS





COMMUNITY AMENITIES

- On-site, coin-op laundry
- Pet-friendly property



A photograph of a two-story beige house with brown trim around the windows and roofline. A white downspout runs vertically down the side of the house. In the foreground, there is a wooden fence and some dry, brown bushes. The sky is blue with some light clouds. The text '4420 LOOMIS AVE' and 'PROPERTY OVERVIEW' is overlaid in white on the right side of the image.

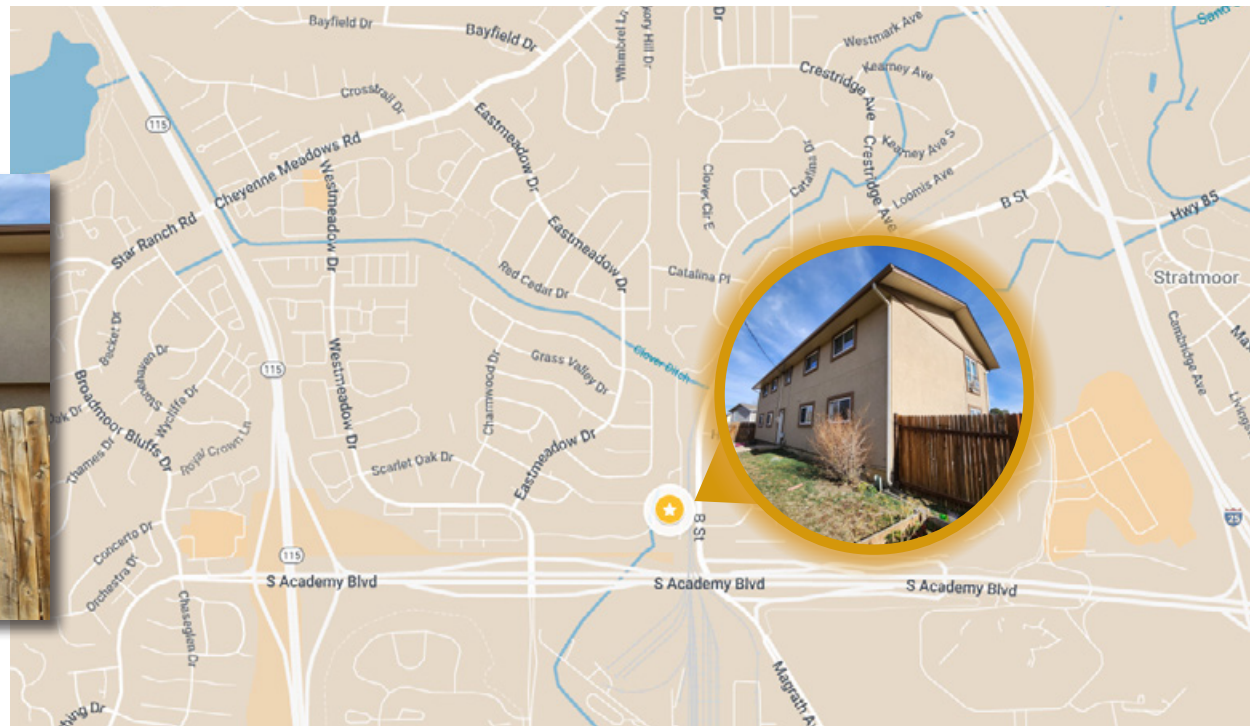
4420 LOOMIS AVE

PROPERTY OVERVIEW



4420 LOOMIS AVE

COLORADO SPRINGS, CO 80906



County	El Paso
Year Built	1972
# Buildings	1
# Stories	2
Total Units	4
Construction	Wood Frame
Roof Type	Pitched
Gross Building SF	3,428
Lot SF	9,650
Parking	Unreserved Lot + Street
Cooling	Wall AC-Units
Heating	Boiler
Zoning	RM-30
Gas/Electric	Master
Water/Sewer	Master

PROPERTY HIGHLIGHTS

- Contiguous assets offer streamlined operations and management
- Clean, stabilized property with strong tenant demand and value-add upside
- Desirable residential location around employment hubs and lifestyle amenities
- Well-maintained major systems with roof and stucco replacement within past 5-10 years

UNIT MIX

UNIT SIZE		2-BEDS		TOTAL SF
850 SF	x	4	=	3,440
AVG RENT		RENT/SF		RENTAL INCOME
\$1,080		\$1.26		\$51,840

4420 LOOMIS AVE

PHOTOS



UNIT AMENITIES

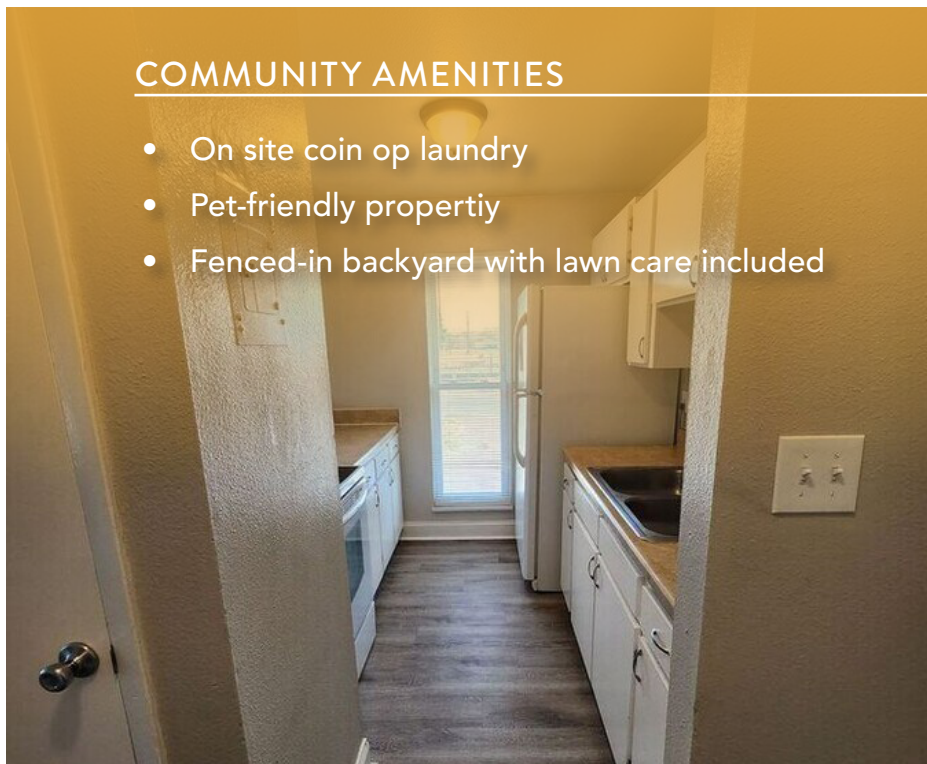
- Spacious, open floor plan
- Premium cosmetic upgrades
- Private balconies and patios
- LVP flooring and updated vanity
- Installed ceiling fans





COMMUNITY AMENITIES

- On site coin op laundry
- Pet-friendly property
- Fenced-in backyard with lawn care included



INVESTMENT SUMMARY





INLAND SEA PORTFOLIO - LOOMIS

4320, 4330 & 4420 LOOMIS AVE, CO SPRINGS, 80906

INVESTMENT CONCLUSIONS

Portfolio Price	\$1,740,000
Total Properties	3
Total Units	12
Price per Unit	\$145,000
Total GBA	10,892 SF
Price per SF	\$159.75
Cap Rate	6.77%
Proforma Cap Rate	7.52%

FINANCING

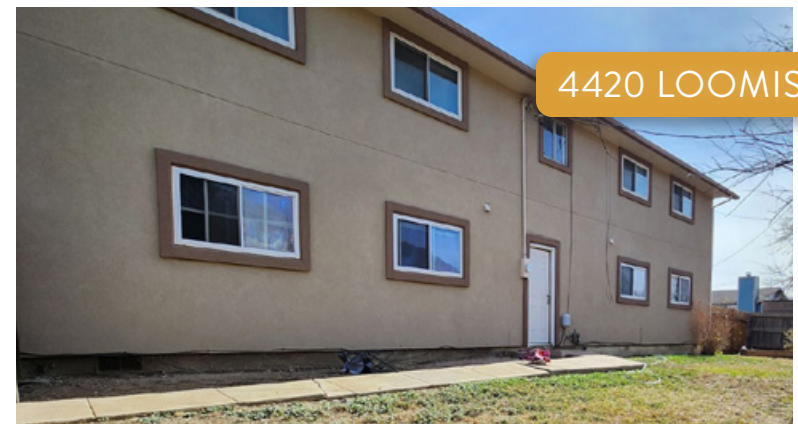
Loan to Value	65%
Loan Amount	\$1,131,000
Down Payment	\$609,000
Interest Rate	6.25%
Amortization	30 Years



4320 LOOMIS AVE



4330 LOOMIS AVE



4420 LOOMIS AVE

OFFERED BY KAUFMAN HAGAN COMMERCIAL REAL ESTATE

RYAN FLOYD
Broker
720.335.1469
rfloyd@khcommercial.com

DREW MADAYAG
Junior Broker
303.859.0682
drew@khcommercial.com

AREA OVERVIEW



LOCATION HIGHLIGHTS

- Prime residential location just minutes from Fort Carson and Downtown Colorado Springs
- Convenient access to Cheyenne Mountain Zoo, Old Colorado City, The Broadmoor, Country Club of Colorado, and more
- Strategically positioned near key employment hubs, lifestyle amenities, and retail corridors
- 10 minutes from Alegre Portfolio and 15 minutes from Colorado Springs Airport



STRATMOOR HILLS AT A GLANCE

38.7744° N, 104.7796° W

Stratmoor—often called Stratmoor Hills—is a suburban community just south of Colorado Springs. As part of the Colorado Springs Metropolitan Statistical Area, this census-designated place sits at roughly 5,787 feet along the southern Front Range and remains an unincorporated part of El Paso County. In 2020, it had a population of 6,518. In 2014, the City of Fountain annexed a 60-acre portion near I-25 at exit 135, which includes a strip mall, Sam's Club, and Walmart.

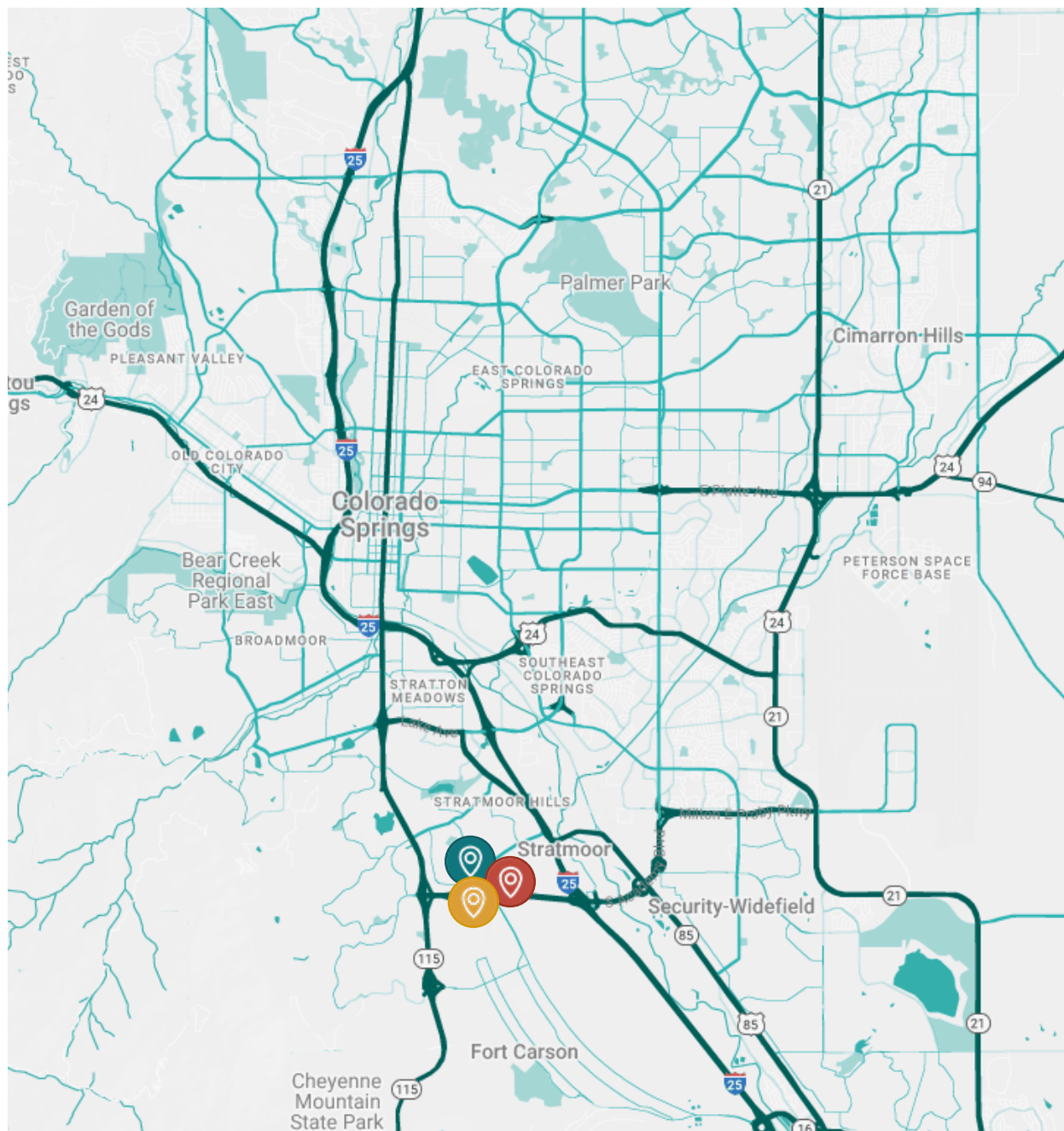
Stratmoor Hills is known for its quiet, residential feel and proximity to Fort Carson. The neighborhood was developed in the 1950s and 1960s on a former dairy farm and includes 540 homes set on rolling hills with mature landscaping and panoramic mountain views. The area features a mix of well-kept older homes and newer developments, giving it a friendly, community-oriented character.

Wildlife sightings are common, with deer, coyotes, and even bears roaming the area. At the center of the neighborhood, Stratmoor Park offers a pavilion, play equipment, and open green space. Residents enjoy easy access to parks, trails, and nearby amenities, all while staying just a short drive from the city.

Real estate in Stratmoor Hills ranges from cozy single-family homes to more modern builds, appealing to a variety of buyers. The combination of mountain views, family-friendly atmosphere, outdoor recreation, and convenient access to Colorado Springs makes this a desirable place to call home.



LOCATION MAP & DEMOGRAPHICS



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2024 POPULATION	13,372	70,512	175,679
2024 HOUSEHOLDS	5,472	25,006	65,407
AVG HH INCOME	\$78,116	\$88,734	\$80,656
MEDIAN HOME VALUE	\$357,152	\$361,088	\$326,458
GROWTH 2020-2024	0.8%↑	0.9%↑	0.7%↑
GROWTH 2024-2029	1.0%↑	0.9%↑	0.9%↑
MEDIAN AGE	29.9	31.4	32.9

U.S. NEWS & WORLD REPORT TABS COLORADO SPRINGS THE NO. 3 BEST PLACE TO LIVE IN THE UNITED STATES 2024



Colorado Springs was named the United States' most desirable place to live and placed third overall in the U.S. News & World Report's 2024-25 Best Places to Live ranking, which was released Tuesday.

"Our secret is out – Colorado Springs is indisputably one of the best places to live in our great country, and we are proud to again rank as one of the top cities in this reputable list by U.S. News & World Report," said Mayor Yemi Mobolade. "We celebrate this win and our collective efforts to create a community that we can all be proud of. And still, our work is not done. We embrace the opportunity to continue working together to make Colorado Springs the very best city for all residents. We are on a mission together to build an inclusive, culturally rich, economically prosperous, safe, and vibrant world class American city on a hill that shines brightly."

It's the fifth time in the last six years Colorado Springs ranked No. 1 as the most desirable place to live. This marks the seventh straight year Colorado Springs placed inside the top 10 of the "Best Places to Live" overall listing, as it moved up six spots after ranking ninth a year ago. Olympic City USA was one of two Colorado cities—and the top ranked city in the Centennial State—to place in the top 10.

U.S. News described Colorado Springs, framed by Pikes Peak – America's Mountain, as maintaining its small town feel despite being Colorado's second-largest city. Colorado Springs, according to the U.S. News data, offers lower costs on average within Colorado for health care, utilities and transportation. It also points to Colorado Springs' long-standing Olympic roots, serving as the home for Team USA and the U.S. Olympic and Paralympic Training Centers, as well as the U.S. Olympic and Paralympic Museum, which opened in 2020. The publication notes the myriad hiking and mountain biking opportunities, specifically calling out City parks and open spaces such as Garden of the Gods Park, Red Rock Canyon Open Space, North Cheyenne Cañon Park and Palmer Park, named for Colorado Springs' founder General William Jackson Palmer.

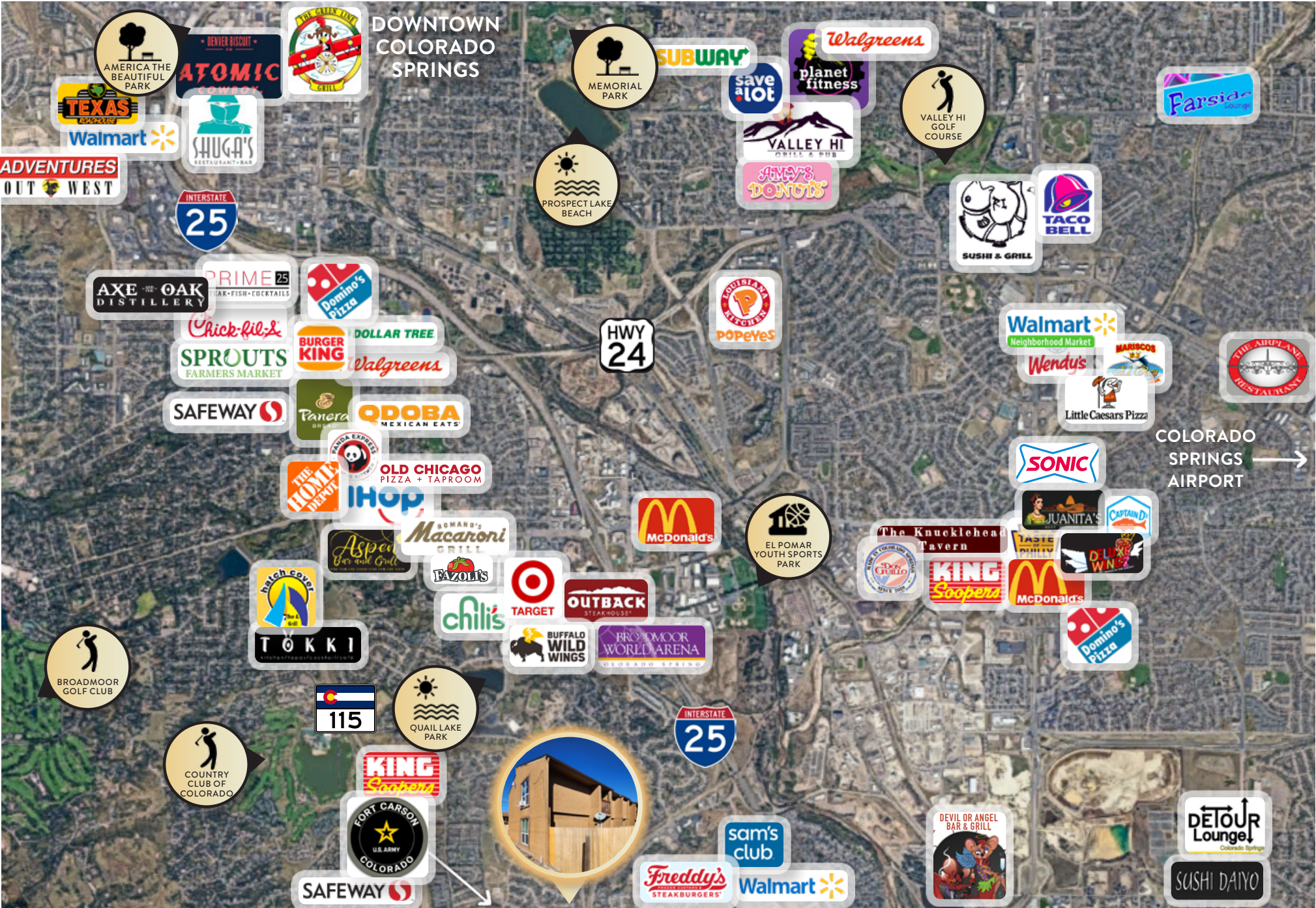
This year's list evaluated 150 of the country's top cities based on how well they meet Americans' living expectations, with measures including value, job market, desirability and quality of life.

"Deciding where to live is a significant decision many people make based on a number of factors that mean most to them," said Erika Giovanetti, loans expert and reporter, U.S. News & World Report. "The Best Places to Live rankings identify cities that are most likely to meet the wants and needs of those considering where to call home next."

The four measures factored into this year's ranking were weighted in part based on a public survey of thousands of individuals throughout the U.S. to find out what qualities they consider important in a place to live. The methodology also factors in data from the National Weather Service, Federal Emergency Management Agency (FEMA), U.S. Census Bureau, the FBI, Sharecare (Nasdaq: SHCR), the Bureau of Labor Statistics and the U.S. News rankings of the Best High Schools and Best Hospitals.

For more information on Best Places to Live, explore Facebook and X (formerly Twitter) using #BestPlacesToLive.

RETAIL & AREA MAP



LOCAL ECONOMY



NOTABLE RANKINGS:

#3 BEST PLACES TO LIVE IN THE U.S.

(U.S. NEWS & WORLD REPORT, 2024)

#1 HOUSING MARKET

(REALTOR.COM, 2025)

#5 BEST PERFORMING CITY

(MILKEN INSTITUTE, 2025)

#9 BEST PLACE TO LIVE IN THE U.S.

(U.S. NEWS & WORLD REPORT, 2023)

8/10 FOR OVERALL LIVABILITY

(LIVABILITY, 2024)

#13 MOST EDUCATED CITY IN AMERICA

(WALLETHUB, 2019)

TOP 25 BEST REAL ESTATE MARKET

(WALLETHUB, 2024)

#13 "52 PLACES TO VISIT"

(NEW YORK TIMES, 2020)

#94 BEST PLACE TO RETIRE

(U.S. NEWS & WORLD REPORT 2024)



COLORADO SPRINGS 2025 ECONOMIC OVERVIEW

Colorado Springs, a burgeoning region set to become the largest city in Colorado, strategically charts its economic course for present and future success. The city's proactive economic development plan focuses on capitalizing on opportunity zones, fostering high-quality job growth, and attracting new primary employers. A key influencer in the region is the strong military presence, with bases like Fort Carson and Peterson Air Force Base shaping both culture and economy.

The city's diverse economic landscape spans aerospace & defense, cybersecurity, manufacturing, and sports, creating a robust ecosystem for business success. Supported by state and local incentives, Colorado Springs prioritizes innovation. As the city grows, it continues to attract companies and professionals seeking affordability, industry ingenuity, and a top-tier workforce. Recognized for its pro-business environment, Colorado Springs consistently earns accolades, ranking high on lists by U.S. News & World Report and the Site Selectors Guild.

The city's workforce, characterized by high confidence in job security and career outlook, reflects a population with diverse skills. With a substantial portion holding at least a bachelor's degree and a focus on training centers and certified institutions, Colorado Springs is poised to be a hub of innovation, from manufacturing to med-tech, meeting the demands of a dynamic and evolving job market.

COLORADO SPRINGS EMPLOYERS

Colorado Springs boasts a diverse employment landscape driven by a mix of sectors contributing to its economic vibrancy. The city's largest employers reflect a blend of military, education, healthcare, and aerospace industries. Major military installations like Fort Carson and Peterson Air Force Base play pivotal roles, alongside educational institutions such as the University of Colorado Colorado Springs (UCCS) and Pikes Peak Community College.

The aerospace and defense sector thrives with the presence of industry giants like Lockheed Martin and Honeywell. Healthcare is well-served by institutions like Memorial Hospital. These varied industries collectively shape Colorado Springs into a dynamic hub, fostering job opportunities and economic resilience.

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

Fortune 500 Companies That Call Colorado Home:

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

KEY INDUSTRIES

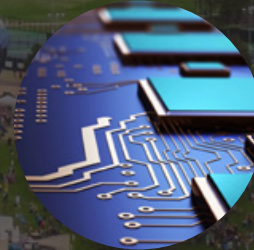
FROM AEROSPACE TO THE OUTDOORS

The city is a major hub for aerospace and defense, with numerous military installations and companies involved in defense and space technology. Technology is also a significant sector, with a growing number of IT and cybersecurity firms. Tourism is a major economic driver, with over 20 million visitors annually. Healthcare is another important industry, as well as manufacturing and outdoor recreation.

AEROSPACE



TECHNOLOGY



TOURISM



HEALTHCARE



MANUFACTURING



OUTDOOR RECREATION



COLORADO SPRINGS

DEVELOPMENT



AN EVER-CHANGING SKYLINE

Downtown's long-stated goal to become a true mixed-use neighborhood by supporting and incentivizing multifamily development has reaped rewards: Roughly half of all current and announced investment in the city center is going toward new multifamily projects that promise to add thousands of new residents in the near term. And, of course, those new residents will drive demand for new work spaces, dining and shopping opportunities, and more resident-serving amenities.

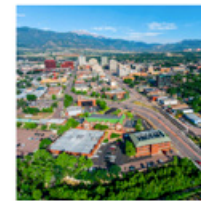
The over \$2 billion in investment, which includes announced projects, still represents only a fraction of anticipated development in Downtown over the next decade — with multiacre projects in Park Union and the East End in conceptual phases, as well as other individual projects that will easily double the tracked investment anticipated into the heart of the city in the years ahead.



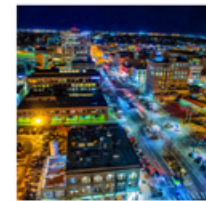
Why Downtown Colorado Springs?



Diverse workforce



Room to grow



Connected



Strong market

COLORADO SPRINGS ON TRACK TO OUTPACE DENVER

MIGRATION TO COLORADO SPRINGS IS EXPECTED TO SURPASS DENVER IN THE NEXT 2-3 YEARS, AND LOCAL LEGISLATION IS FAR MORE FAVORABLE TO LANDLORDS, WITH NO RENTAL INSPECTIONS OR LICENSING REQUIRED.

COLORADO SPRINGS' FUTURE IS FILLED WITH POTENTIAL

Colorado Springs is shedding its reputation as a quiet, conservative military town and transforming into a destination for young and educated newcomers.

Why it matters: The state's second biggest city, nestled at the edge of Pikes Peak, is stepping out from Denver's shadow and making a name for itself nationally thanks to its strong job market and access to the outdoors.

State of play: With a growing and diversifying population, the fabric of the community is changing — from its cost of housing to the way people vote.

The shift is also spurring major developments, including an 8,000-seat amphitheater, medical center, over \$2 billion in downtown investments and a citywide fiber-optic network.

What they're saying: "In the past, most people moved here for jobs. Now, it has become a city where more people are moving here because they want to," Amie Streater, real estate adviser and owner of Engel & Völkers Colorado Springs, told the Wall Street Journal.

By the numbers: The population of Colorado Springs has spiked 69% from 1992 to the estimated 2022 population of about 506,000, city documents show, with much of the recent growth driven by young adults.

In the last five years, El Paso County grew 6.5% — making it the most populous county in Colorado.

The Springs is expected to surpass Denver's population by 2050, state projections show.

Of note: Colorado Springs was named one of the top 10 places to live in the U.S. in 2022-23. And the Milken Institute listed it as one of the "best-performing," large U.S. cities for its job growth and economic stability.

The other side: Rapid growth is pushing local leaders to address the associated challenges, including a lack of affordable housing.

The median rent in Colorado Springs soared 38% in the last four years, CPR reports, and experts say wages and housing construction haven't kept up.

Meanwhile, the area still lacks diversity (77% of the population is white) and skews older, leading to a patchwork of contrasting cultural and social customs citywide.

The big picture: Colorado Springs remains overwhelmingly conservative — with nearly double the amount of Republicans registered to vote as Democrats — but its signature as a city dominated by military bases and megachurches is fading as new industries, like tech, take off in the remote-work era.

What to watch: With 47% of local voters now registering as unaffiliated, according to the El Paso County county clerk's office, the city once dubbed "The Evangelical Vatican" appears to be headed in a more moderate direction.

Source: [Alayna Alvarez, Axios Denver News, 2022](#)

KAUFMAN HAGAN

COMMERCIAL REAL ESTATE



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.



**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.

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

Drew Madayag

JUNIOR BROKER

Drew Madayag is a Colorado native and Junior Broker at Kaufman Hagan Commercial Real Estate. Drew earned his B.S.B.A. degree from the University of Colorado Boulder with a dual emphasis in real estate and finance. Drew's background centers on building relationships, creating opportunities, and leveraging emerging trends to deliver lasting value for clients.

Before joining KH, Drew worked in Tokyo, Japan as a financial analyst intern, where he hosted a global startup event and partnered with AI startups to explore innovations in real estate. He also was deeply engaged in CU's real estate community, organizing the Etkins AI in Real Estate symposium featuring an Inman AI Award winner, and participating in the Real Estate Center's Fellowship.

Drew combines his team-player mentality with deep market knowledge and strategic insight to provide tailored solutions. He ensures a smooth and efficient experience for clients throughout the commercial real estate process.

Outside of real estate, Drew was a part of the CU Boulder Club Golf team and Copper Mountain Ski Patrol. He maintains a lifelong passion for sports and enjoys spending time with friends and family.



303.859.0682



drew@khcommercial.com



LIC#: FA100109778

Inland Sea Portfolio - Loomis

COLORADO SPRINGS, CO 80906



Kaufman Hagan Commercial Real Estate
2245 Curtis St, Suite #100
Denver, CO 80205
303.481.2875 • KHcommercial.com

CONTACT:

RYAN FLOYD
Broker
720.335.1469
rfloyd@khcommercial.com

DREW MADAYAG
Junior Broker
303.859.0682
drew@khcommercial.com