



# Canyon View Townhomes

5315 Canyon View Drive  
Castle Rock, CO 80104

OFFERING MEMORANDUM

5315 CANYON VIEW DRIVE  
CASTLE ROCK, CO 80104

## EXCLUSIVELY PRESENTED BY:

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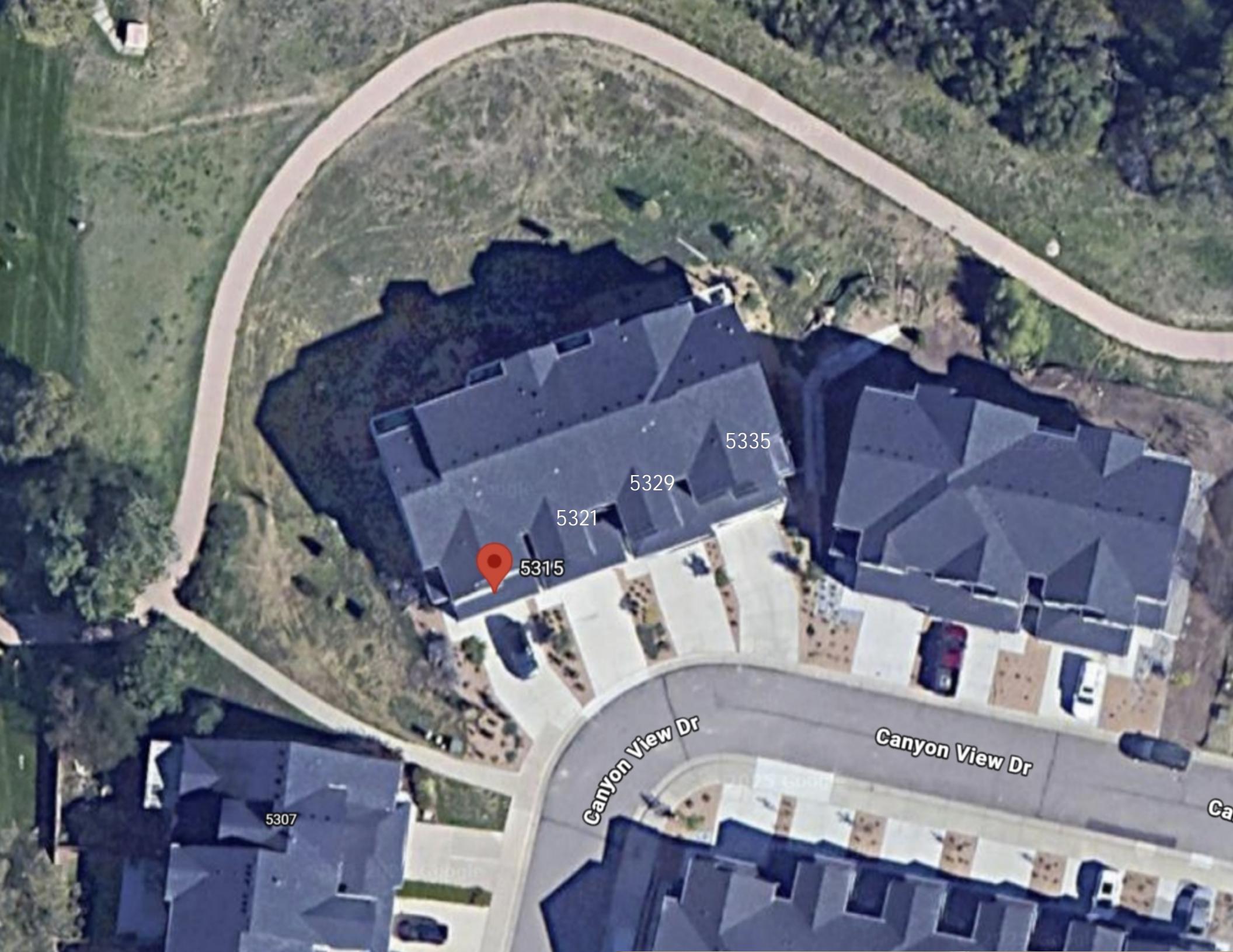


**SBC REAL ESTATE  
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5307

5315

5321

5329

5335

Canyon View Dr

Canyon View Dr

Ca

# INVESTMENT SUMMARY

Gorgeous new modern townhomes in the highly sought after Founders Village neighborhood in Castle Rock. Enjoy incredible views from your own private deck that backs to an open space green belt. Upon entrance enjoy high ceilings that lead you to an open floor plan with a gourmet kitchen perfect for entertaining guests. Large windows provide exceptional natural light throughout the townhome. Historically low vacancies and high rents for all units.



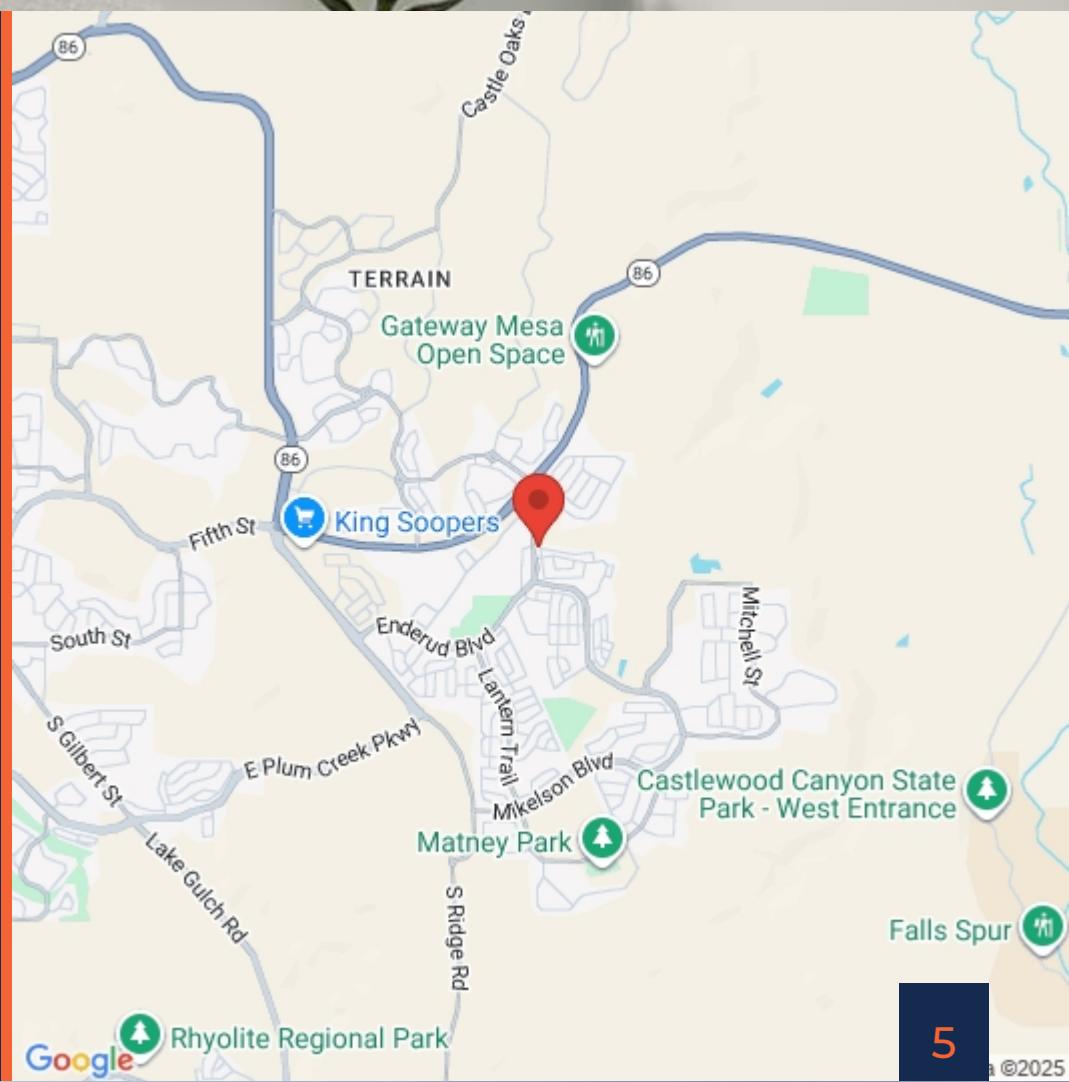
## PROPERTY SUMMARY

Offering Price	\$2,500,000.00
Above Ground SF	7,728
Basement SF	3,358
Lot Size (acres)	0.38
2024 Property Taxes	\$22,107
Bedrooms	14
Bathrooom	14
Levels	8
Units	4.00
Year Built	2020
County	Douglas



## INVESTMENT HIGHLIGHTS

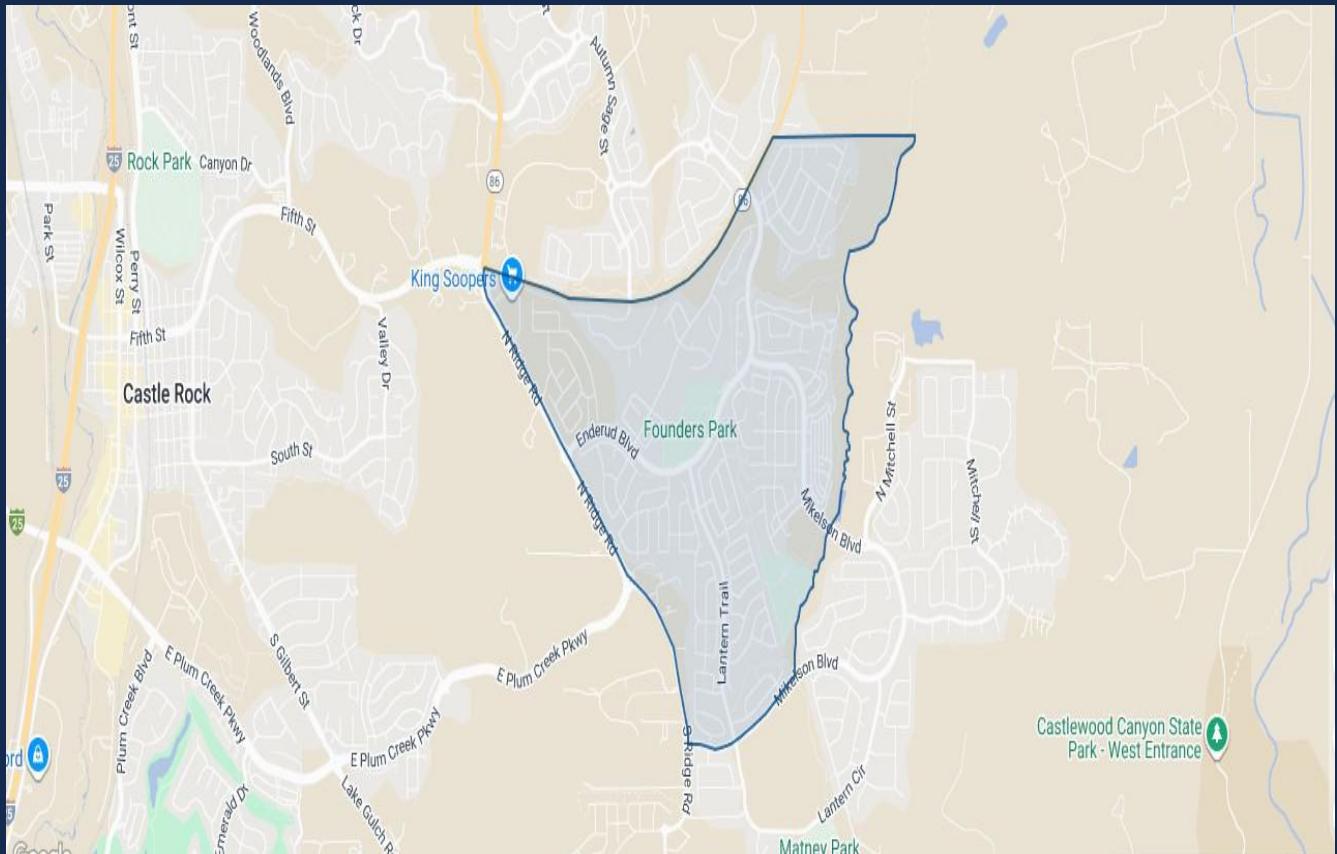
- All units feature upgraded interiors, including custom cabinetry, quartz countertops, large pantries, stainless steel appliances, and modern bathrooms. Each unit offers a spacious balcony with sliding glass doors, providing abundant natural light through oversized windows and scenic views of the adjacent greenbelt. Additional highlights include oversized two-car garages along with ample driveway and off-street parking.





# LOCATION HIGHLIGHTS

- HOA managed and xeriscape landscaping requiring no maintenance. A walk-out basement, brand new all stainless steel appliances included, quartz countertops, designer flooring, oversized master bathroom with walk-in closet, LED lighting, large two car garage with two extra off street parking spots and pet-friendly. High rated Douglas County middle and elementary schools within walking distance. Close drive to downtown Castle Rock, Castle Rock Outlets and the local favorite Philip Miller Park, which includes an incline, zip lining, work-out park and the Epic Sky Trek Adventure Tower. Walking trails located directly behind the unit and walking distance to Founders Park. Access to the community club house that includes a playground and pool.



# RENT ROLL

UNIT	TENANT	SIZE (SF)	RENT / SF	ANNUAL BASE RENT	EXP. REIMB.	PRO FORMA / SF	PRO FORMA / ANNUAL	PRO FORMA / EXP. REIMB.	LEASE TYPE	NOTES
5315		2,758	\$14.75	\$40,680.00		\$15.01	\$41,400.00		MG	Landlord pays water
5321		2,785	\$14.61	\$40,680.00		\$14.87	\$41,400.00		MG	Landlord pays water
5329		2,785	\$13.79	\$38,400.00		\$14.43	\$40,200.00		MG	Tenant pays water
5335		2,758	\$14.71	\$40,560.00		\$15.14	\$41,760.00		MG	Landlord pays water
Total Occupied		11086								
<b>TOTAL</b>		<b>11086</b>		<b>\$160,320.00</b>	<b>\$0.00</b>		<b>\$164,760.00</b>	<b>\$0.00</b>		

# OVERVIEW & ASSUMPTIONS

## PRICING SUMMARY

Pricing	\$2,500,000.00
Price PSF	\$225.51
In Place NOI	\$137,563.00
In Place Cap Rate	5.50%
Pro-Forma NOI	\$142,003.00
Pro Forma Cap Rate	5.68%
Pro-Forma Leveraged Cash / Cash Return	185.34%

## EXPENSE BREAKDOWN

General Expenses	In Place	Pro-Forma
Repairs	\$650.00	\$650.00
<b>Total General Expenses</b>	<b>\$650.00</b>	<b>\$650.00</b>
Property Tax	\$22,107.00	\$22,107.00
<b>Total Expenses</b>	<b>\$22,757.00</b>	<b>\$22,757.00</b>

## POTENTIAL FIRST LOAN

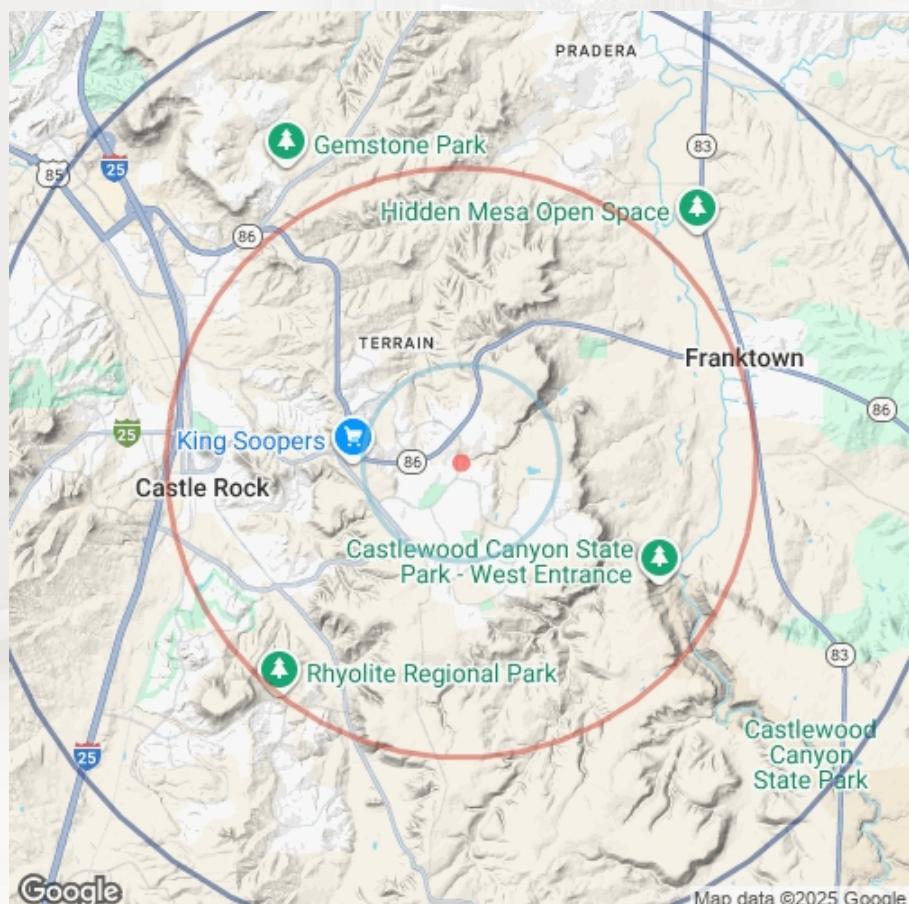
Loan Amount	\$1,800,000.00
Down Payment	\$700,000.00
Interest Only Annual Payment	-
Principal & Interest Annual Payment	\$122,642.42
Interest Rate	5.50%
Interest Only Period	0 /Years
Amortization Period	30 /Years
Loan Term	30 /Years

# CASH FLOW PROJECTIONS

	IN PLACE	PRO-FORMA	DIFFERENCE
<strong>POTENTIAL GROSS REVENUE</strong>			
BASE RENTAL REVENUE	\$160,320.00	\$164,760.00	+2.77%
TOTAL POTENTIAL GROSS REVENUE	\$160,320.00	\$164,760.00	+2.77%
EFFECTIVE GROSS REVENUE	\$160,320.00	\$164,760.00	+2.77%
<strong>OPERATING EXPENSES</strong>			
PROPERTY TAX	\$22,107.00	\$22,107.00	-
GENERAL EXPENSES	\$650.00	\$650.00	-
TOTAL OPERATING EXPENSES	\$22,757.00	\$22,757.00	-
<strong>NET OPERATING INCOME</strong>	<strong>\$137,563.00</strong>	<strong>\$142,003.00</strong>	<strong>+3.23%</strong>
<strong>RESERVES</strong>			
DEBT SERVICE		\$(122,642.42)	-
CASH FLOW AFTER DEBT SERVICE		\$1,297,387.58	-
CAP RATE	5.50%	5.68%	+3.23%
CASH/CASH		185.34%	-

# DEMOGRAPHICS

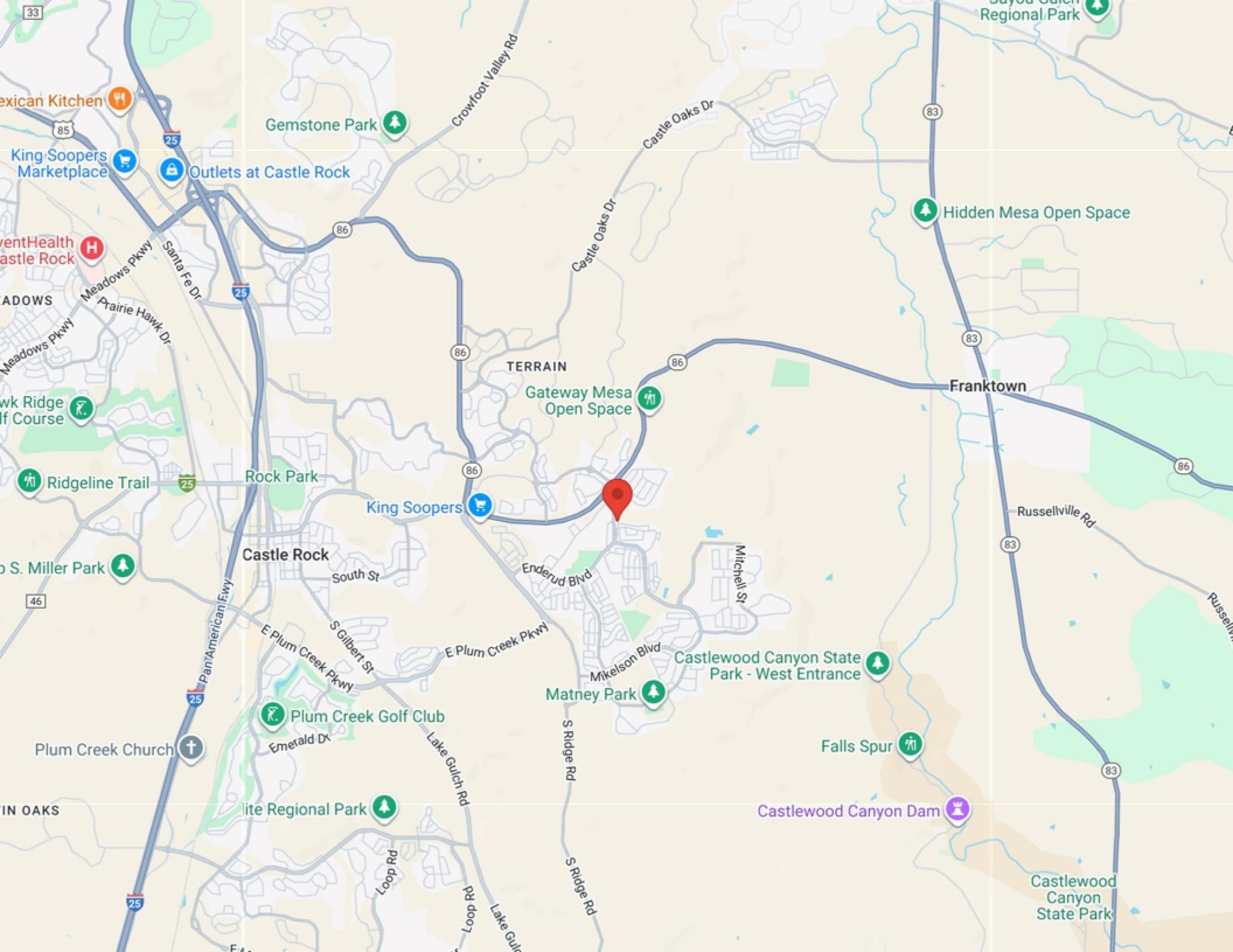
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,003	13,959	17,762
2010 Population	7,827	22,318	40,704
2025 Population	13,463	32,698	75,174
2030 Population	15,496	36,619	84,773
2025-2030 Growth Rate	2.85 %	2.29 %	2.43 %
2025 Daytime Population	8,456	26,251	69,943



2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	41	407	822
\$15000-24999	41	273	758
\$25000-34999	99	397	639
\$35000-49999	89	538	1,177
\$50000-74999	243	1,177	2,196
\$75000-99999	341	1,050	2,093
\$100000-149999	1,161	2,554	5,049
\$150000-199999	1,078	2,228	5,081
\$200000 or greater	1,389	3,096	8,640
Median HH Income	\$ 157,466	\$ 136,831	\$ 153,460
Average HH Income	\$ 188,350	\$ 166,048	\$ 185,588

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	1,577	5,045	6,489
2010 Total Households	2,545	7,830	14,301
2025 Total Households	4,482	11,719	26,456
2030 Total Households	5,179	13,217	30,009
2025 Average Household Size	3	2.79	2.82
2025 Owner Occupied Housing	3,932	8,959	20,965
2030 Owner Occupied Housing	4,597	10,226	24,092
2025 Renter Occupied Housing	550	2,760	5,491
2030 Renter Occupied Housing	582	2,991	5,917
2025 Vacant Housing	101	401	1,209
2025 Total Housing	4,583	12,120	27,665





## CITY OF CASTLE ROCK

COUNTY DOUGLAS

INCORPORATED 4/13/1881

## AREA

CITY 34.7 SQ MI

LAND 34.7 SQ MI

WATER PUBLIC

ELEVATION 6224 FT

## POPULATION



## ABOUT CASTLE ROCK

Castle Rock, Colorado is a rapidly growing suburban municipality in Douglas County, situated roughly midway between Denver, Colorado (≈ 30–40 minutes north) and Colorado Springs, Colorado (≈ 40–50 minutes south) via Interstate-25—giving it strategic appeal for commuters. Population has grown dramatically over the past few decades: from 48,231 in 2010 to 73,158 by the 2020 Census—a ~52% increase in that decade



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**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.  
PLEASE CONTACT THE SBC REAL ESTATE ADVISORS ADVISOR FOR MORE DETAILS.**

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