

Property Summary Report

5495 W 10th Ave - Traverse Apartments



Lakewood, CO 80214 - Molholm Two Creeks Submarket



BUILDING

Type	4 Star Mid-Rise Apartments
Year Built	Jun 2022
Units	281
GBA	201,000 SF
Stories	5
Rent Type	Market
Market Segment	All

LAND

Land Acres	1.97 AC
Parcels	49-011-16-011

EXPENSES

Taxes	\$17.04/Unit (2020)
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SPACE FEATURES

Unit Amenities

- Kitchen
- Tub/Shower
- Washer/Dryer
- Stainless Steel Appliances
- Walk-In Closets

Site Amenities

- Bicycle Storage
- Conference Rooms
- Pet Play Area
- Roof Terrace
- Cabana
- Fitness Center
- Pool

BEDROOM SUMMARY

Models		Counts		Units Available		Avg Asking Rent		Avg Effective Rent		Concessions
Totals	Avg SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%
All Studios	502	64	22.8%	49	76.6%	\$1,522	\$3.03	\$1,396	\$2.78	8.3%
All 1 Beds	666	152	54.1%	116	76.3%	\$1,755	\$2.64	\$1,609	\$2.42	8.3%
All 2 Beds	1,039	65	23.1%	39	60.0%	\$2,422	\$2.33	\$2,220	\$2.14	8.3%
Totals	715	281	100.0%	204	72.6%	\$1,856	\$2.60	\$1,702	\$2.38	8.3%

UNIT MIX

Models			Counts		Units Available		Avg Asking Rent		Avg Effective Rent		Concessions
Beds	Baths	Avg SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%
Studio	1	391	5	1.8%	1	20.0%	\$1,535	\$3.93	\$1,407	\$3.60	8.3%
Studio	1	476	1	0.4%	0	0.0%	\$1,529	\$3.21	\$1,401	\$2.94	8.4%