



# 18-UNIT TOWNHOME PORTFOLIO

\$4,950,000 | ~22% BELOW RETAIL VALUE

**LAKWOOD PINES WEST**

S. BALSAM ST., LAKEWOOD, CO

**DEER CREEK CROSSING**

W 72ND PL., ARVADA, CO

**MULTIFAMILY INVESTMENT SALES**

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OFFERING MEMORANDUM

 **Transwestern**

303.639.3000

TRANSWESTERN.COM

5251 DTC PARKWAY

GREENWOOD VILLAGE, CO

# OFFER PROCESS

## OFFER SOLICITATION PROCESS

Prospective purchasers will have the opportunity to visit the property via pre-scheduled property tours. These tours will include access to a representative sampling of units, common space, and maintenance areas. In order to accommodate the property's ongoing operations, property visits will require advance notice and scheduling.

## OFFER SUBMISSION

Offers should be presented in the form of a non-binding Letter of Intent. The Letter of Intent should detail the significant terms and conditions of the purchaser's offers including, but not limited to (1) asset pricing, (2) due diligence and closing time frame, (3) earnest money deposit, (4) a description of the debt/equity structure, and (5) qualifications to close. Offers should be delivered to the attention of *John Blackshire at [john.blackshire@transwestern.com](mailto:john.blackshire@transwestern.com)*.

**EXCLUSIVELY PRESENTED BY**

**JOHN BLACKSHIRE**

Vice President

303.952.5603

[john.blackshire@transwestern.com](mailto:john.blackshire@transwestern.com)





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# EXECUTIVE SUMMARY

Transwestern is pleased to present the Lowe-Humphrey Townhome Portfolio. Now on the market for the first time since construction. The portfolio consists of 18 individual deeded townhomes in two separate townhome communities in Lakewood and Arvada being offered to the market at \$5,500,000, a significant discount to their estimated resale price of \$6,325,000. Seven of the townhomes are in the Lakewood Pines West townhome community near Jewell and Wadsworth. Eleven of the townhomes are in the Deer Creek Village townhome community near 72nd Avenue and Indiana.

Originally purchased by two families in the mid eighties the portfolio has been run as a rental portfolio. Since then, the families have kept the properties in good condition with major renovations within the units as they were turned this decade.

A purchaser has the opportunity to purchase the properties and hold for rental income and future appreciation or sell off individually after performing further upgrades for the individual resale market.

This offering memorandum will outline the individual properties and locations. Transwestern has prepared a brief neighborhood overview for insights into the family friendly suburban markets this portfolio is located in. On page 22 we have laid out both sales and rental comparables for prospective purchasers.

Showings need to be coordinated with *John Blackshire* who can be reached at *(303) 257-5164*.



# INVESTMENT HIGHLIGHTS



**22% DISCOUNT TO ESTIMATED RETAIL (BULK PURCHASE ADVANTAGE)**



**FEE-SIMPLE OWNERSHIP — NO HOA RESTRICTIONS ON INDIVIDUAL REALES**



**STABLE RENTAL INCOME STREAM FROM EXISTING LEASES**



**UPSIDE POTENTIAL FROM TARGETED RENOVATIONS AND/OR MARKET RENT ADJUSTMENTS**



**DESIRABLE SUBMARKETS WITH STRONG HOMEBUYER AND RENTER DEMAND**



S BALSAM ST

1

4

7

5

6

3

2

# LAKEWOOD PINES WEST

S. BALSAM ST., LAKEWOOD, CO

W JEWELL AVE

# LAKEWOOD PINES WEST OVERVIEW

YEAR OF CONSTRUCTION: 1984

OCCUPANCY: 100%

	ADDRESS	UNIT	SIZE (SF)	RENT/MONTH	EST. RESALE PRICE
1	1905 S BALSAM ST, LAKEWOOD, CO 80227	2 BED / 1 BATH	1044	\$1,770.00	\$365,000.00
2	1945 S BALSAM ST, LAKEWOOD, CO 80227	2 BED / 1 BATH	1044	\$1,890.00	\$365,000.00
3	1949 S BALSAM ST, LAKEWOOD, CO 80227	2 BED / 1 BATH	1044	\$1,685.00	\$365,000.00
4	1965 S BALSAM ST, LAKEWOOD, CO 80227	2 BED / 1 BATH	1044	\$1,775.00	\$365,000.00
5	1967 S BALSAM ST, LAKEWOOD, CO 80227	2 BED / 1 BATH	1044	\$1,865.00	\$365,000.00
6	2045 S BALSAM ST, LAKEWOOD, CO 80227	2 BED / 1 BATH	1044	\$1,975.00	\$365,000.00
7	2055 S BALSAM ST, LAKEWOOD, CO 80227	2 BED / 1 BATH	1044	\$1,975.00	\$365,000.00

TOTAL INDIVIDUAL PRICE: \$2,555,000



## UNIT AMENITIES

GARAGE\*

CENTRAL HVAC

FIREPLACE\*

REFRIGERATOR

DISHWASHER

HIGH SPEED INTERNET ACCESS

WASHER/DRYER HOOKUPS

\*IN SELECT UNITS

## HOA AMENITIES

INSURANCE

MAINTENANCE GROUNDS

MAINTENANCE STRUCTURE

RECYCLING

ROAD MAINTENANCE

SEWER

SNOW REMOVAL

TRASH

WATER

## SCHOOLS

GREEN GABLES ELEMENTARY

CARMODY MIDDLE SCHOOL

BEAR CREEK HIGH SCHOOL

# NEIGHBORHOOD OVERVIEW

## LAKWOOD PINES WEST

### CENTRAL SUBURBAN LOCATION WITH STRONG CONNECTIVITY

Lakewood Pines West benefits from a prime Lakewood location with excellent access to regional thoroughfares, including **Wadsworth Boulevard, Highway 285, and 6th Avenue**, providing direct routes to downtown Denver, the Denver Tech Center, and the foothills. RTD bus routes and nearby light rail stations further enhance connectivity, giving residents multiple commuting options. The central location balances suburban convenience with quick access to Denver's urban core, a key draw for working professionals.

### EMPLOYMENT AND ECONOMIC STABILITY

The property is located near several major employment hubs, including the **Denver Federal Center**—Lakewood's largest employer with over 6,000 workers—along with **St. Anthony Hospital** and the **Belmar retail and office district**. These anchors provide stable, recession-resistant job opportunities that support strong rental demand. Lakewood's diverse employment base in government, healthcare, retail, and education ensures consistent tenant interest and long-term market stability.

### ABUNDANT PARKS, TRAILS, AND OUTDOOR RECREATION IN LAKWOOD

Lakewood is well known for its **expansive park system and trail network**, giving residents direct access to some of the best outdoor amenities in the Denver metro area. Within minutes of the property are community favorites such as **Kendrick Lake Park, Belmar Park, and Bear Creek Lake Park**, offering opportunities for hiking, jogging, biking, fishing, and picnicking. The **Green Mountain Trail** system adds a more challenging terrain for trail runners and mountain bikers, while multiple neighborhood open spaces create a true balance between suburban living and active outdoor lifestyles. With over **7,000 acres of parkland citywide**, Lakewood provides a year-round recreational environment that enhances the quality of life for residents

### GATEWAY TO THE MOUNTAINS AND COLORADO'S YEAR-ROUND ADVENTURE

Beyond its local recreation, Lakewood's location makes it a true **gateway to Colorado's mountain lifestyle**. Residents can reach world-class ski resorts like **Keystone and Vail** in approximately **1 hour and 30 minutes**, while **Winter Park Resort** is just under **90 minutes** away, making day and weekend ski trips highly convenient. In addition, **Rocky Mountain National Park** is accessible in about **1 hour and 45 minutes**, offering year-round hiking, wildlife viewing, and camping. This combination of quick metro access and proximity to the Rockies provides tenants with the best of both worlds—urban convenience paired with Colorado's legendary outdoor adventures.

# VALUE DRIVERS

An aerial photograph of a suburban neighborhood. The houses are mostly two-story with gabled roofs, surrounded by green trees. A wide road runs horizontally across the middle of the image. In the background, there are rolling hills and mountains under a clear sky. The text is overlaid on the left side of the image.

LAKWOOD PINES WEST

EASY ACCESS TO THE MOUNTAINS

LIFESTYLE AMENITIES AND OUTDOOR RECREATION

CENTRAL SUBURBAN LOCATION WITH STRONG CONNECTIVITY

EMPLOYMENT AND ECONOMIC STABILITY

RETAIL, DINING, AND ENTERTAINMENT ACCESS

ABUNDANT PARKS, TRAILS, AND OUTDOOR RECREATION IN LAKEWOOD

GATEWAY TO THE MOUNTAINS AND COLORADO ADVENTURE

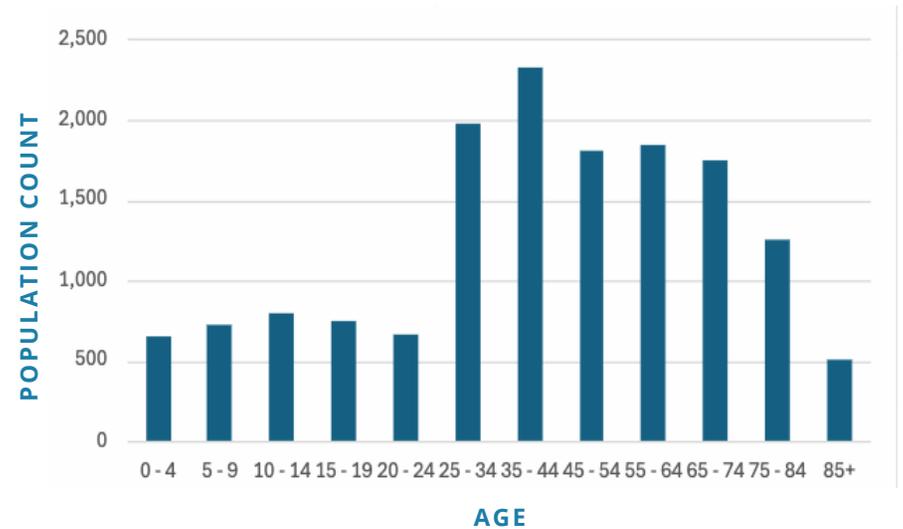
# DEMOGRAPHICS

LAKESWOOD PINES WEST

1-MILE RADIUS

## HOUSEHOLD INCOME

<\$15,000
\$15,000 - \$24,999
\$25,000 - \$34,999
\$35,000 - \$44,999
\$45,000 - \$54,999
\$55,000 - \$64,999
\$65,000 - \$74,999
\$75,000 - \$84,999
\$85,000 - \$94,999



## GROWTH 2025-2030

MEDIAN HH INCOME

**20%**

POPULATION

**3%**

## 2025

POPULATION

**15,024**

MEDIAN AGE

**43.3**



3

4

5

7

8

9

10

1

2

11

6

W 72ND PL

DEVINNEY CT

ELDRIDGE ST

# DEER CREEK CROSSING

W. 72ND PL., ARVADA, CO

# DEER CREEK CROSSING OVERVIEW

YEAR OF CONSTRUCTION: 1984

OCCUPANCY: 100%

	ADDRESS	UNIT	SIZE (SF)	RENT/MONTH	EST. RESALE PRICE
1	13970 W 72ND PL UNIT A, ARVADA, CO 80004	2 BED / 1 BATH	900	\$1,765.00	\$335,000.00
2	13970 W 72ND PL UNIT D, ARVADA, CO 80004	2 BED / 1 BATH	900	\$1,825.00	\$335,000.00
3	13975 W 72ND PL UNIT A, ARVADA, CO 80004	2 BED / 1 BATH	900	\$1,850.00	\$335,000.00
4	13975 W 72ND PL UNIT B, ARVADA, CO 80004	2 BED / 2 BATH	1008	\$1,950.00	\$360,000.00
5	13975 W 72ND PL UNIT F, ARVADA, CO 80004	2 BED / 1 BATH	900	\$1,850.00	\$335,000.00
6	13980 W 72ND PL UNIT A, ARVADA, CO 80004	2 BED / 1 BATH	900	\$1,800.00	\$335,000.00
7	13995 W 72ND PL UNIT A, ARVADA, CO 80004	2 BED / 1 BATH	900	\$1,875.00	\$335,000.00
8	13995 W 72ND PL UNIT B, ARVADA, CO 80004	2 BED / 2 BATH	1044	\$1,890.00	\$375,000.00
9	13995 W 72ND PL UNIT D, ARVADA, CO 80004	2 BED / 2 BATH	1044	\$1,750.00	\$385,000.00
10	13995 W 72ND PL UNIT E, ARVADA, CO 80004	1 BED / 1 BATH	705	\$1,600.00	\$305,000.00
11	7210 DEVINNEY CT UNIT A, ARVADA, CO 80004	2 BED / 1 BATH	900	\$1,825.00	\$335,000.00

TOTAL INDIVIDUAL PRICE: \$3,770,000



## UNIT AMENITIES

GARAGE\*

CENTRAL HVAC

FIREPLACE\*

REFRIGERATOR

DISHWASHER

WASHER/DRYER HOOKUPS

\*IN SELECT UNITS

## HOA AMENITIES

INSURANCE

MAINTENANCE GROUNDS

MAINTENANCE STRUCTURE

RECYCLING

ROAD MAINTENANCE

SEWER

SNOW REMOVAL

TRASH

WATER

## SCHOOLS

VAN ARSDALE ELEMENTARY

OBERON JUNIOR HIGH SCHOOL

RALSTON VALLEY HIGH SCHOOL



# NEIGHBORHOOD OVERVIEW

## DEER CREEK CROSSING

### EXCELLENT RECREATIONAL FACILITIES

Arvada is widely recognized for its abundance of recreational opportunities, offering residents access to over **150 miles of trails**, **90+ parks**, and a variety of community amenities that promote an active lifestyle. Popular destinations such as **Standley Lake Regional Park**, **Van Bibber Open Space**, and the **Ralston Creek Trail** provide opportunities for hiking, biking, fishing, paddleboarding, and wildlife viewing. The city also operates several well-maintained recreation centers. The **Apex Center**, a ½ mile from Deer Creek Village, which features which features an indoor water park, ice rinks, fitness facilities, and sports courts. Combined with easy access to the nearby **Rocky Mountain foothills**, Arvada delivers year-round outdoor and recreational experiences that continue to attract residents seeking the quintessential Colorado lifestyle. Moon Gulch Park is next door to Deer Creek Village.

### VIBRANT DOWNTOWN DISTRICT

At the heart of the community, **Olde Town Arvada** serves as the city's vibrant downtown district, blending historic charm with modern amenities. Centered around a walkable main street, Olde Town features a dynamic mix of **locally owned boutiques**, **coffee shops**, **breweries**, and **chef-driven restaurants**, creating an energetic and community-focused atmosphere. The district also hosts popular year-round events such as **farmers markets**, **art walks**, **live music festivals**, and **holiday celebrations**, drawing residents from across the metro area. With the **RTD G Line commuter rail station** located in the center of Olde Town, the district offers seamless access to downtown Denver,

further enhancing its appeal as a live-work-play destination. This unique combination of cultural vibrancy, transit connectivity, and small-town character makes Olde Town a cornerstone of Arvada's long-term desirability.

### EMPLOYMENT GROWTH AND ECONOMIC STABILITY

The property benefits from proximity to multiple job centers, including **Denver West Office Park**, **Interlocken Business Park**, and **downtown Denver**, all within a 20–25 minute drive. Arvada itself has a stable local employment base supported by healthcare, retail, and education, anchored by employers such as **Lutheran Medical Center** and **Jefferson County Public Schools**. This combination of local stability and regional access drives consistent renter demand.

### HISTORIC CHARM AND YEAR-ROUND COMMUNITY EVENTS

Founded in the mid-1800s during Colorado's first gold discovery, **Old Town Arvada** has preserved its historic small-town character while evolving into a lively cultural and entertainment hub. Its tree-lined streets and preserved architecture reflect the city's rich heritage, offering a unique backdrop for modern dining, retail, and nightlife. Beyond its everyday appeal, Olde Town is also known for hosting some of the region's most popular annual events, including the **Arvada Harvest Festival**, one of the oldest celebrations in Colorado, along with the **St. Patrick's Day Festival**, **Second Saturdays Summer Concert Series**, and festive **Holiday Lighting Ceremony** each winter. These traditions create a strong sense of community and identity, making Old Town a major lifestyle attraction for both residents and visitors.

# VALUE DRIVERS

An aerial photograph of a suburban neighborhood. The foreground shows a mix of green grass and trees. The middle ground is filled with residential houses, many with swimming pools, and winding streets. In the background, there are rolling hills and a range of mountains under a clear blue sky. The overall scene is bright and sunny.

DEER CREEK CROSSING

EXCELLENT RECREATIONAL FACILITIES

CONVENIENT LOCATION

VIBRANT DOWNTOWN DISTRICT

STRONG SUBURBAN LOCATION WITH  
METRO CONNECTIVITY

OUTDOOR LIFESTYLE AND  
RECREATIONAL ACCESS

AMENITY-RICH SUBMARKET WITH  
GROWING APPEAL

EMPLOYMENT GROWTH AND ECONOMIC  
STABILITY

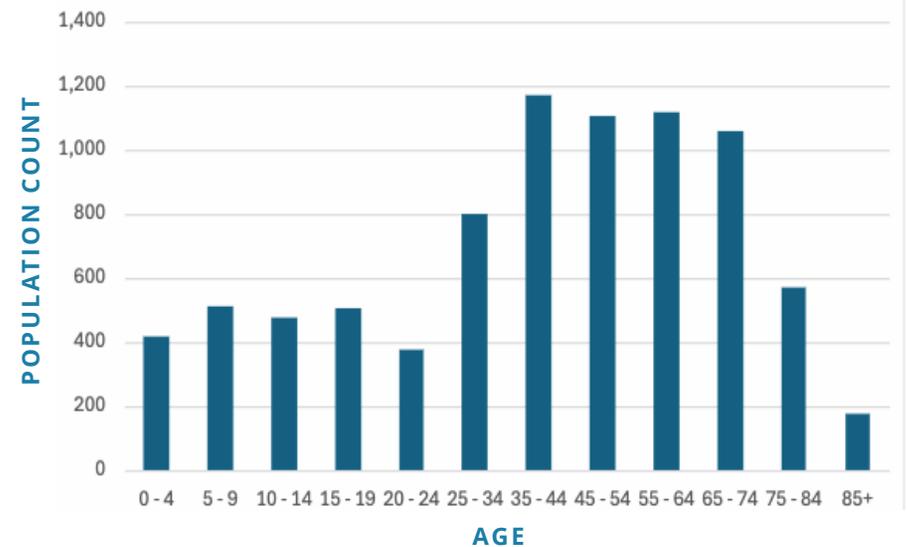
# DEMOGRAPHICS

DEER CREEK CROSSING

1-MILE RADIUS

## HOUSEHOLD INCOME

<\$15,000
\$15,000 - \$24,999
\$25,000 - \$34,999
\$35,000 - \$44,999
\$45,000 - \$54,999
\$55,000 - \$64,999
\$65,000 - \$74,999
\$75,000 - \$84,999
\$85,000 - \$94,999



## GROWTH 2025-2030

MEDIAN HH INCOME

**16%**

POPULATION

**4%**

## 2025

POPULATION

**7,837**

MEDIAN AGE

**44.1**



# FINANCING AVAILABLE

**BUY THE PORTFOLIO WITH A PARTIAL RELEASE OPTION  
TO SELL THE ASSETS INDIVIDUALLY OVER TIME**

LTV: 75%

RATE: WSJ Prime Rate (Adjustable)

AMORTIZATION: 30 years

BALLOON: 7 years

PARTIAL RELEASE: Yes

PREPAYMENT PENALTY: None

**CONTACT LENDER FOR MORE INFORMATION:**

**BRANDON HADDON**

OmniCredit Corp.

303.810.7744

[bh@omnicredit.com](mailto:bh@omnicredit.com)

# FINANCIAL ANALYSIS

ADDRESS	UNIT	SIZE (SF)	RENTAL AMOUNT	MARKET RENT	RESALE PRICE
1905 S BALSAM ST, LAKEWOOD, CO 80227	2 BED / 1 BATH	1044	\$1,770.00	\$2,200.00	\$365,000.00
1945 S BALSAM ST, LAKEWOOD, CO 80227	2 BED / 1 BATH	1044	\$1,890.00	\$2,200.00	\$365,000.00
1949 S BALSAM ST, LAKEWOOD, CO 80227	2 BED / 1 BATH	1044	\$1,685.00	\$2,200.00	\$365,000.00
1965 S BALSAM ST, LAKEWOOD, CO 80227	2 BED / 1 BATH	1044	\$1,775.00	\$2,200.00	\$365,000.00
1967 S BALSAM ST, LAKEWOOD, CO 80227	2 BED / 1 BATH	1044	\$1,865.00	\$2,200.00	\$365,000.00
2045 S BALSAM ST, LAKEWOOD, CO 80227	2 BED / 1 BATH	1044	\$1,975.00	\$2,200.00	\$365,000.00
2055 S BALSAM ST, LAKEWOOD, CO 80227	2 BED / 1 BATH	1044	\$1,975.00	\$2,200.00	\$365,000.00
13970 W 72ND PL UNIT A, ARVADA, CO 80004	2 BED / 1 BATH	900	\$1,765.00	\$2,200.00	\$335,000.00
13970 W 72ND PL UNIT D, ARVADA, CO 80004	2 BED / 1 BATH	900	\$1,825.00	\$2,200.00	\$335,000.00
13975 W 72ND PL UNIT A, ARVADA, CO 80004	2 BED / 1 BATH	900	\$1,850.00	\$2,200.00	\$335,000.00
13975 W 72ND PL UNIT B, ARVADA, CO 80004	2 BED / 2 BATH	1008	\$1,950.00	\$2,200.00	\$360,000.00
13975 W 72ND PL UNIT F, ARVADA, CO 80004	2 BED / 1 BATH	900	\$1,850.00	\$2,200.00	\$335,000.00
13980 W 72ND PL UNIT A, ARVADA, CO 80004	2 BED / 1 BATH	900	\$1,800.00	\$2,200.00	\$335,000.00
13995 W 72ND PL UNIT A, ARVADA, CO 80004	2 BED / 1 BATH	900	\$1,875.00	\$2,200.00	\$335,000.00
13995 W 72ND PL UNIT B, ARVADA, CO 80004	2 BED / 2 BATH	1044	\$1,890.00	\$2,350.00	\$375,000.00
13995 W 72ND PL UNIT D, ARVADA, CO 80004	2 BED / 2 BATH	1044	\$1,750.00	\$2,350.00	\$385,000.00
13995 W 72ND PL UNIT E, ARVADA, CO 80004	1 BED / 1 BATH	705	\$1,600.00	\$1,850.00	\$305,000.00
7210 DEVINNEY CT UNIT A, ARVADA, CO 80004	2 BED / 1 BATH	900	\$1,825.00	\$2,200.00	\$335,000.00

TOTAL ESTIMATED RESALE PRICE: \$6,325,000

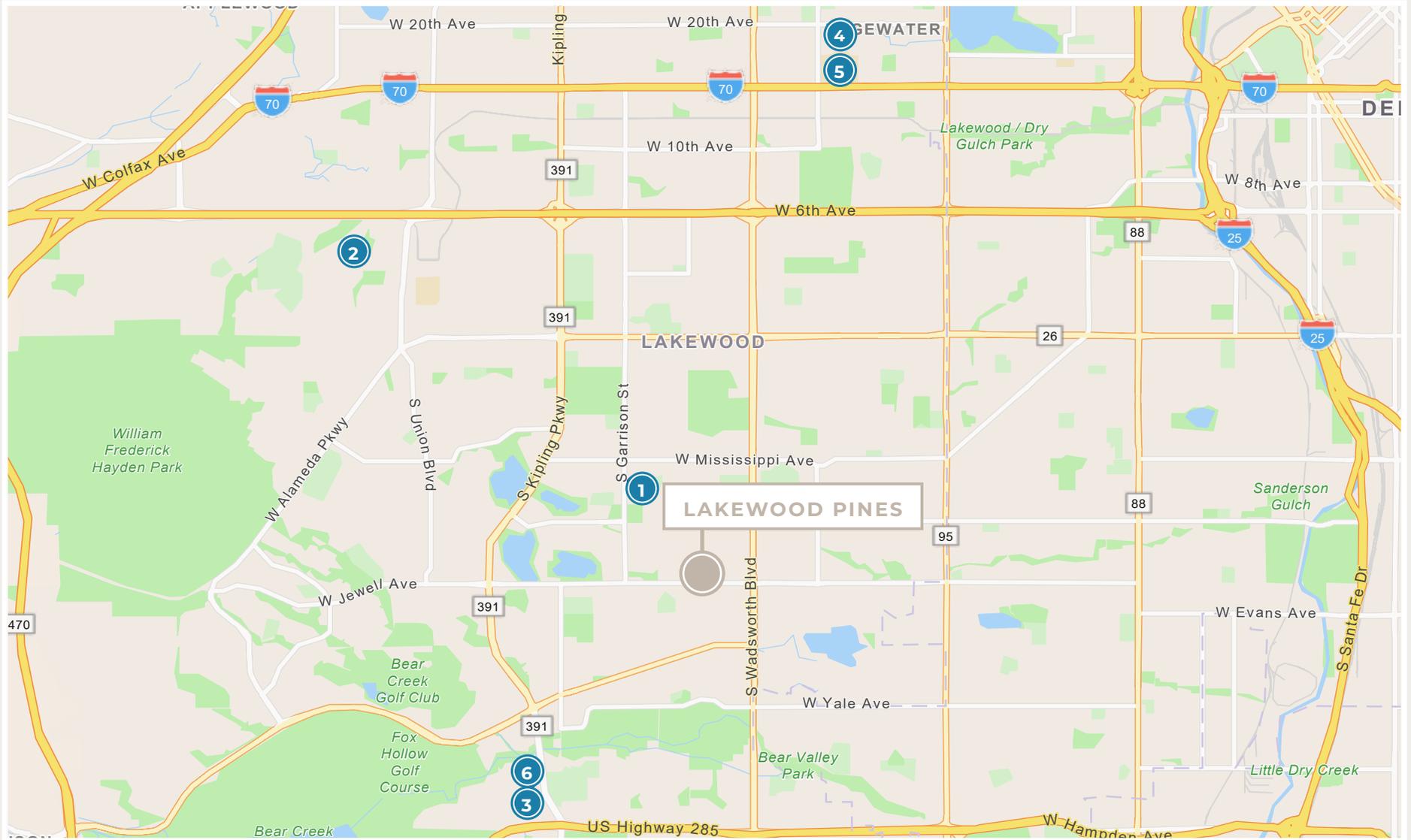
# FINANCIAL ANALYSIS

	CURRENT	MARKET
TOTAL RENT PER MONTH	\$32,915.00	\$39,550.00
ANNUAL RENT	\$394,980.00	\$474,600.00
VACANCY LOSS (5%)	-\$19,749.00	-\$23,730.00
ECONOMIC VACANCY (1%)	-\$3,949.80	-\$4,746.00
OTHER INCOME (\$425 A MONTH)	\$5,100.00	\$5,100.00
TOTAL INCOME	\$376,381.20	\$451,224.00
EXPENSES PER UNIT PER YEAR ESTIMATE	\$6,000.00	\$6,000.00
TOTAL EXPENSES	\$108,000.00	\$108,000.00
ESTIMATED NOI	\$268,381.20	\$343,224.00

A BORROWER CAN PURCHASE FOR IMMEDIATE RESALE OR RENT GROWTH. LARGER RETURNS WITH RENOVATIONS ARE POSSIBLE IN BOTH CASES.

# RENT COMPARABLES

## LAKWOOD PINES WEST



# RENT COMPARABLES

## LAKWOOD PINES WEST

	ADDRESS	UNIT	SIZE (SF)	RENT/MONTH
1	1218 S FLOWER CIR APT C, LAKEWOOD, CO 80232	2 BED / 2 BATH	900	\$1,900.00
2	320 WRIGHT ST APT 102, LAKEWOOD, CO 80228	2 BED / 2.5 BATH	1,275	\$2,500.00
3	10607 W DARTMOUTH AVE, LAKEWOOD, CO 80227	2 BED / 1 BATH	870	\$1,995.00
4	1964 NEWLAND CT, LAKEWOOD, CO 80214	2 BED / 3 BATH	1,054	\$2,450.00
5	1970 NEWLAND CT, LAKEWOOD, CO 80214	2 BED / 2 BATH	1,047	\$2,350.00
6	10414 W DARTMOUTH AVE, LAKEWOOD, CO 80227	2 BED / 1.5 BATH	1,624	\$2,200.00





# SALES COMPARABLES

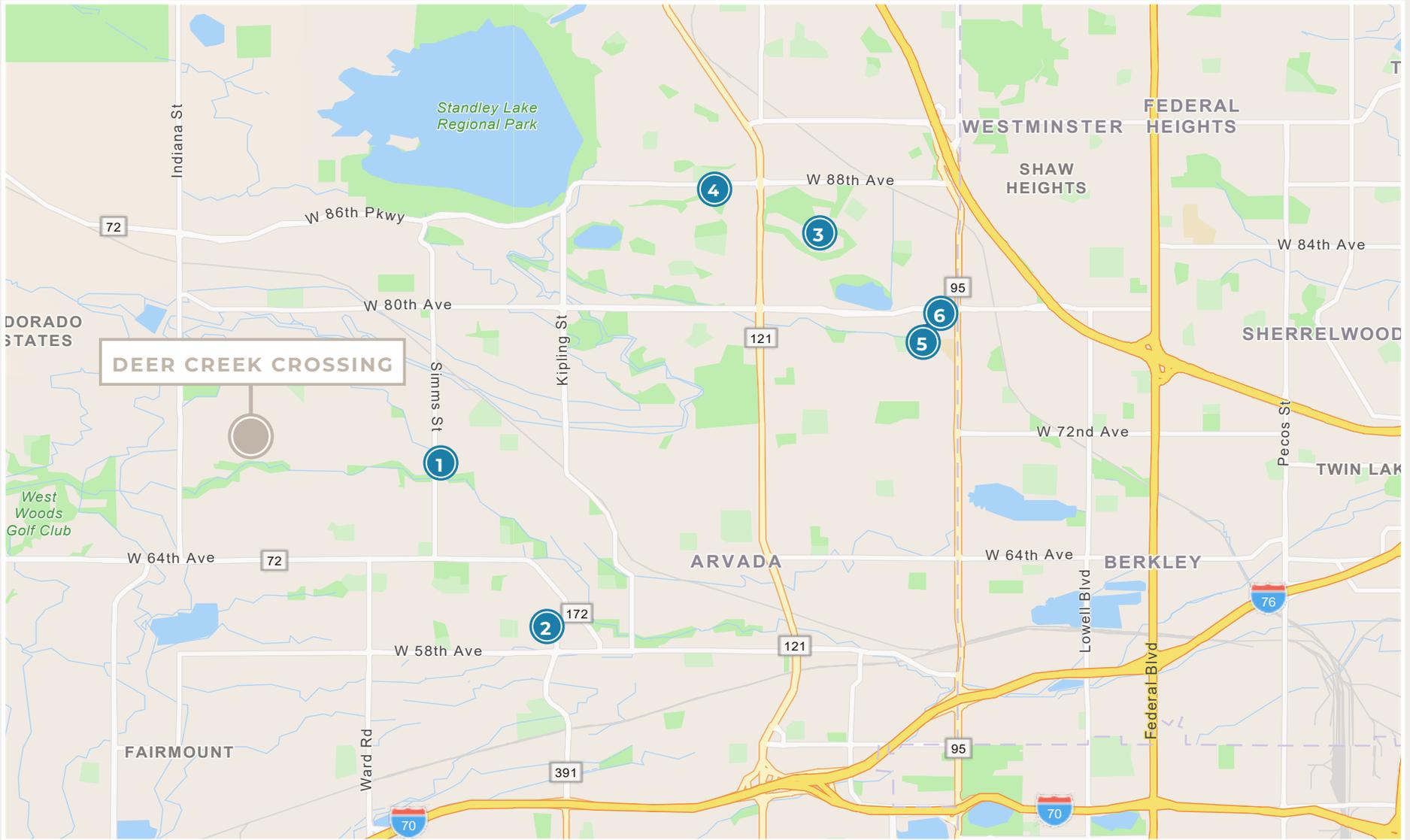
## LAKWOOD PINES WEST

ADDRESS	SALE PRICE	SOLD DATE	SIZE (SF)	PRICE PER SF
2016 S BALSAM ST, LAKEWOOD, CO 80227	\$445,000.00	08/24/2025	1,284	\$346.57
1948 S BALSAM ST, LAKEWOOD, CO 80227	\$430,000.00	05/22/2025	1,284	\$334.89
2058 S BALSAM ST, LAKEWOOD, CO 80227	\$442,000.00	12/02/2024	1,296	\$341.05
2021 S BALSAM ST, LAKEWOOD, CO 80227	\$390,000.00	09/12/2024	900	\$433.33



# RENT COMPARABLES

## DEER CREEK CROSSING



# RENT COMPARABLES

## DEER CREEK CROSSING

	ADDRESS	UNIT	SIZE (SF)	RENT/MONTH
1	MAPLE LEAF TOWNHOMES 7010 SIMMS ST, ARVADA, CO 80004	1 BED / 1 BATH	970	\$1,945.00
		2 BED / 2 BATH	1,269	\$2,500.00
		2 BED / 2.5 BATH	1,279	\$2,599.00
2	10256 W 59TH PL APT 3, ARVADA, CO 80004	2 BED / 1 BATH	880	\$1,895.00
3	6855 W 84TH WAY APT 26, ARVADA, CO 80003	2 BED / 1.5 BATH	1,026	\$1,950.00
4	8346 W 87TH DR APT F, ARVADA, CO 80005	2 BED / 2 BATH	1,050	\$2,425.00
5	7913 CHASE CIR APT 180, ARVADA, CO 80003	2 BED / 1 BATH	930	\$2,100.00
6	7971 CHASE CIR APT 51, ARVADA, CO 80003	2 BED / 1 BATH	824	\$1,900.00





# SALES COMPARABLES

## DEER CREEK CROSSING

ADDRESS	SALE PRICE	SOLD DATE	SIZE (SF)	PRICE PER SF
7250 DEVINNEY ST APT A, ARVADA, CO 80005	\$375,000.00	10/25/2022	883	\$424.69
7230 DEVINNEY CT UNIT D, ARVADA, CO 8005	\$355,000.00	08/02/2025	1,008	\$352.18
13990 W 72ND PL UNIT D, ARVADA, CO 80005	\$342,000.00	01/16/2025	1,008	\$339.29
7235 DEVINNEY CT UNIT A, ARVADA, CO 8005	\$341,000.00	08/06/2024	946	\$360.68
13990 W 72ND PL APT E, ARVADA, CO 80005	\$335,000.00	03/19/2025	900	\$372.22







# OUR TEAM



**JOHN BLACKSHIRE**

Vice President



**SABRINA TIRRILL**

Marketing Associate



**JOHN STRATTON**

Research Analyst



**CAROLINE FRANTZ**

Administration

Our team strives on maximizing value for real estate investors through dispositions, consulting, and acquisitions. Our engaged sales approach provides you assurance of achieving the highest market value for your assets. With a wealth of proficiency in executing multifamily transactions, in-depth market knowledge, and a highly technical valuation platform, the team provides owners, sellers and buyers with unparalleled multifamily expertise.

While sellers receive maximum exposure of their communities to all local, regional, and national investors, we maintain a steady flow of communication with our clients to ensure success at every level of engagement. Providing the absolute best client service in the industry is paramount to our team's philosophy. You can count on our responsiveness, communication, and attention to detail when working with Transwestern. We excel in representing our clients, understanding their needs, and optimizing their position in every real estate transaction.

**Your property and your best interests are our top priority. We are responsive and proactive and the whole Transwestern team is on your side.**

# ABOUT TRANSWESTERN

## REAL ESTATE CHALLENGES FUEL OUR INGENUITY

<b>REAL ESTATE SERVICES</b>	Agency Leasing Asset Services Capital Markets Occupier Solutions Research	 <b>34 Markets</b> Across The U.S.	 <b>2,100 +</b> Team Members	 <b>1,400</b> Owner/Occupier Clients	 <b>\$3.31 B</b> Capital Markets Transactions
<b>DEVELOPMENT COMPANY</b>	Office Industrial Multifamily Mixed-Use Healthcare	 <b>\$8 Billion</b> Total Dev. Cost	 <b>60+</b> Team Members	 <b>75</b> Developments Completed/Underway	
<b>INVESTMENT GROUP</b>	Separate Accounts Discretionary Funds Net-Leased Investments Investment Analytics	 <b>\$4.6 B</b> Current AUM	 <b>\$5.8 B</b> Assets Managed ITD		

We've built our reputation on a common purpose – empowering good people to do extraordinary things together – and we've got the results and relationships to prove it. Investors, owners and occupiers of real estate need a partner that thinks holistically, considers future conditions, and provides options grounded in sound market intelligence. Fresh ideas and a well-executed real estate plan – whether it be local, national or global – help our clients achieve financial, cultural and operational goals. Good ideas put into practice. That's thinking beyond the obvious.

The privately held Transwestern companies have been delivering a higher level of personalized service and innovative real estate solutions since 1978. An integrated approach formed from fresh ideas drives value for clients across commercial real estate services, development, investment management and opportunistic programs for high-net-worth investors. The firm operates through 34 U.S. offices and global alliances with BNP Paribas Real Estate and Devencore.

# DISCLAIMER

Interested buyers should be aware that the Owner of the Property may have acquired the Property by foreclosure or deed in lieu of foreclosure, and that the Owner is selling the Property in "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE, EXCEPT WARRANTY OF TITLE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of buyer's choosing. Buyer shall not be entitled to, and should not, rely on the Owner or their agents as to (i) the quality, nature, adequacy and physical condition of the Property including, but not limited to, the structural elements, foundation, roof, appurtenances, access, landscaping, parking facilities and the electrical, HVAC, plumbing, sewage, and utility systems, facilities and appliances, (ii) the quality, nature adequacy and physical condition of soils and geology and the existence of ground water, (iii) the existence, quality, nature adequacy and physical condition of utilities serving the Property, (iv) the development potential of the Property, its habitability, merchantability, or fitness, suitability or adequacy of the Property for any particular purpose, (v) the zoning or the legal status of the Property, (vi) the Property's or its operations' compliance with applicable codes, laws, regulations, statutes, ordinances, covenants, conditions and restrictions of any governmental, quasi-governmental entity or any other person or entity, (vii) the quality of any labor and materials, (viii) the compliance of the Property with any environmental protection, pollution or land use laws, rules, regulations, orders or requirements including but not limited to those pertaining to the handling, generating, storing or disposing of any hazardous materials, and (ix) except as expressly provided otherwise in an executed contract of sale, the condition of title

and the nature, status and extent of any right-of-way, lease, right of redemption, possession, lien, encumbrance, license, reservation, covenant, condition, restriction and any other matter affecting the title. Although Owner predecessors may have performed work, or contracted to work performed by third parties in connection with the Property, the agents shall not be responsible to buyer or any successor on account of any errors or omissions or construction defects of such predecessors and/or third parties.

The Owner reserves the right to withdraw any Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent, (ii) incorporated in a formal written contract of purchase and sale to be prepared by or on behalf of the Owner and executed by both parties, and (iii) approved by any applicable federal agencies regulating Owner and such other parties who may have an interest in the Property. Neither the prospective buyer nor Owner shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and constitute the sole agreement of the parties. Prospective buyers shall be responsible for their costs and expenses of investigating the Property.

The information provided and to be provided with respect to Property being marketed was obtained from a variety of sources and OWNER HAS NOT MADE ANY INDEPENDENT INVESTIGATION OR VERIFICATION OF THE INFORMATION PRESENTED OR TO BE PRESENTED WITH RESPECT TO THE PROPERTY OWNER AND ITS AGENTS MAKE NO REPRESENTATIONS OR WARRANTIES AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION.

# COLORADO MULTIFAMILY

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