

101 LAUREL STREET

BROOMFIELD, CO 80020



3,430

BUILDING SF

8,407

TOTAL LOT SF

5

UNITS

OFFERED BY KAUFMAN HAGAN COMMERCIAL REAL ESTATE:

COLBY CONSTANTINE

Investment Advisor

720.822.0029

colby@khcommercial.com

KAUFMAN HAGAN
COMMERCIAL REAL ESTATE

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COMMERCIAL REAL ESTATE



EXECUTIVE SUMMARY



101 LAUREL STREET

BROOMFIELD, CO 80020

EXECUTIVE SUMMARY

101 Laurel St. is a well-maintained five-unit apartment building consisting of two 2-bed/1-bath units, two 1-bed/1-bath units, and one furnished studio unit. This property is primely located just 20 minutes from downtown Boulder and 25 minutes from downtown Denver. With limited multifamily inventory in Broomfield, this diverse unit mix property is a prime investment opportunity for stable cash flow and long-term appreciation.



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CONTACT FOR MORE INFO:

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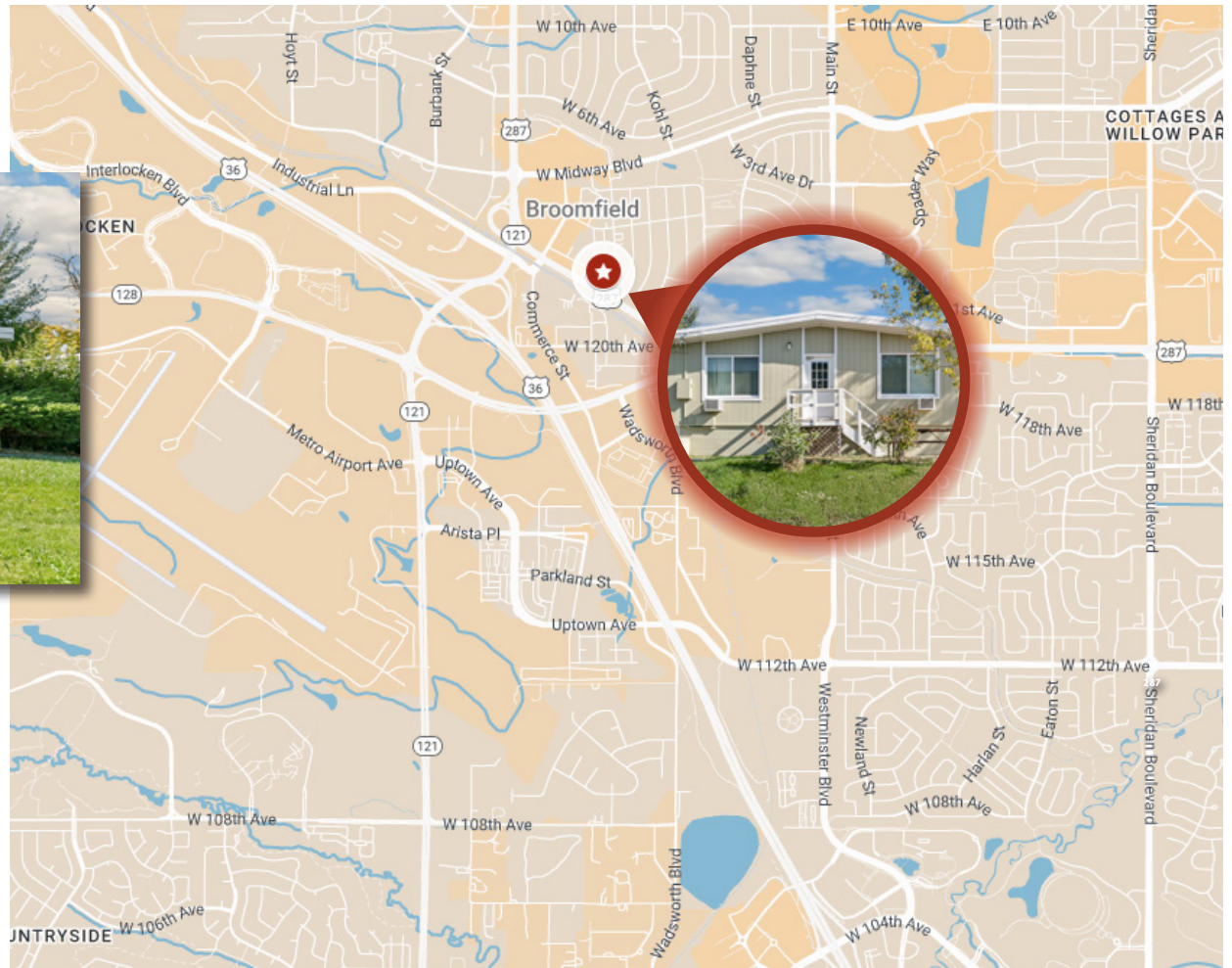
colby@khcommercial.com

PROPERTY OVERVIEW



101 LAUREL STREET

BROOMFIELD, CO 80020



County	Broomfield
Year Built	1959
# Buildings	1
# Stories	1
Total Units	5
Roof Type	Pitched
Gross Building SF	3,430
Total Lot SF	8,407
Parking Type	Street
Air Conditioning	Wall AC
Heating	Furnace
Gas/Electric	Individual
Water/Sewer	Master

PROPERTY HIGHLIGHTS

- Rare multifamily opportunity in Broomfield
- New double-pane windows (2023)
- Fresh exterior paint (2023)
- Studio fully furnished - perfect for mid-term rentals

AMENITIES

- Clean interior hallway with shared coin-op laundry room
- Recently replaced flooring
- Private Basement Storage Units
- Individually metered for gas and electric

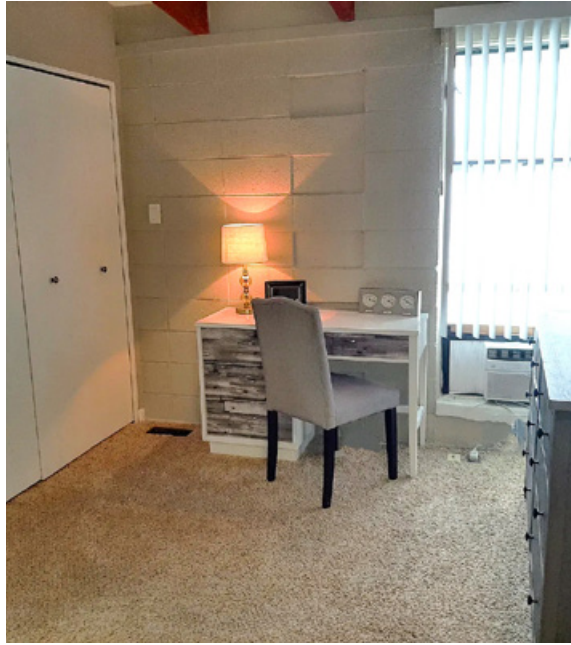
PROPERTY PHOTOS







FURNISHED UNIT PHOTOS





FINANCIAL ANALYSIS



RENT ROLL

UNIT TYPE	#	AVG SQ FT	CURRENT RENT	CURRENT RENT / SF	MARKET RENT	MARKET RENT / SF
Studio - Furnished	1	500	\$1,575	\$3.15	\$1,575	\$3.15
1 Bed, 1 Bath	2	600	\$1,285	\$2.14	\$1,450	\$2.42
2 Bed, 1 Bath	2	750	\$1,495	\$1.99	\$1,650	\$2.20
TOTAL / AVERAGE	5	3,200	\$7,135	\$2.28	\$7,775	\$2.48



INCOME & EXPENSES

INCOME		CURRENT		PROFORMA
Gross Potential Rent		\$85,620		\$93,300
Laundry		\$500		\$515
RUBS		\$4,176		\$4,800
Storage		\$-		\$3,000
GROSS POTENTIAL INCOME		\$90,296		\$101,615
Vacancy/Collection Loss	5.0%	\$(4,281)	5.0%	\$(4,665)
EFFECTIVE GROSS INCOME		\$86,015		\$96,950

EXPENSES		CURRENT		PROFORMA
Property Taxes		\$4,520		\$4,656
Insurance		\$6,200		\$6,386
Utilities		\$7,080		\$7,292
Repairs & Maintenance		\$4,000		\$4,000
Landscaping		\$1,060		\$1,092
Trash Removal		\$630		\$649
Internet		\$975		\$1,004
TOTAL EXPENSES	28.4%	\$24,465	25.9%	\$25,079
Expenses per SF (gross)		\$7.13		\$7.31
Expenses per Unit		\$4,893		\$5,016
NET OPERATING INCOME		\$61,550		\$71,871

INVESTMENT CONCLUSIONS

PURCHASE PRICE	\$1,100,000
Total SF:	3,430
Price Per SF:	\$320.70
Total Units:	5
Price Per Unit:	\$220,000
In-Place Cap Rate:	5.60%
Proforma Cap Rate:	6.53%

FINANCING

Loan to Value:	65%
Loan Amount:	\$715,000
Down Payment:	\$385,000
Interest Rate:	6.25%
Amortization:	30 Years



KAUFMAN HAGAN
COMMERCIAL REAL ESTATE

AREA OVERVIEW



LOCATION MAP



101 LAUREL ST · BROOMFIELD /17

LOCATION HIGHLIGHTS

- Terrific location 15-20 minutes from Boulder and 20-25 minutes from Denver
- Walking distance to Downtown Broomfield
- Easy access to local highways
- Easy access to Rocky Mountain outdoor recreation
- Extensive trail system connecting parks & lakes
- FlatIron Crossing shopping & dining destination
- Vibrant Downtown Broomfield with local boutiques & eateries

WALK SCORE

74

WALK SCORE



Very Walkable

Most errands can be accomplished on foot.

59

BIKE SCORE



Somewhat Bikeable

Minimal bike infrastructure.

40

TRANSIT SCORE



Some Transit

A few nearby public transportation options.



BROOMFIELD AT A GLANCE

39.8367° N, 105.0372° W

Broomfield, Colorado, is a vibrant city located approximately 15 miles between Denver and Boulder, offering residents a unique blend of suburban tranquility and urban accessibility. As of the 2020 United States Census, Broomfield's population was 74,112, making it the 15th most populous municipality and the 12th most populous county in Colorado. This strategic location provides easy access to the amenities of both major cities while maintaining its own distinct community charm.

Outdoor enthusiasts will appreciate Broomfield's proximity to the Rocky Mountains, which offers ample opportunities for hiking, biking, skiing, and other recreational activities. The city's extensive trail system connects various lakes and parks, providing scenic routes for residents and visitors alike. Additionally, Broomfield Days is a well-loved annual festival that brings the community together with live music, a parade, and local vendors, celebrating the area's strong sense of community.

For shopping, dining, and entertainment, Broomfield boasts destinations like FlatIron Crossing, a premier shopping center featuring popular retailers and a variety of restaurants. Another notable attraction is the Butterfly Pavilion, an invertebrate zoo located in nearby Westminster, offering interactive exhibits and educational programs for all ages. Downtown Broomfield features local boutiques, eateries, and cultural attractions, providing residents and visitors with a vibrant and engaging environment. These venues, along with the city's well-planned green spaces and recreational opportunities, make Broomfield a highly desirable place to live, work, and explore.

Map of the Westminister area showing various locations and businesses. Key features include:

- Businesses and Locations:**
 - THAI, FIRST WATCH, The 5280 Donuts, brothers BBQ, ORIGINAL NEW YORK STYLE PIZZA, at home, GREAT SCOTTS EATERY, Jennie Pho, McDonald's, KING Soopers, Walmart, Chick-fil-A, Starbucks, WHOLE FOODS MARKET, The BURNS, Arby's, FOUR NOSES BREWING CO., Ziggie's COFFEE, HICKORY & ASH, 3 Margaritas, GW, KFC, Wonderland BREWING CO., RAILS END, GREENWAY PARK GOLF COURSE, 7 ELEVEN, Donutville Bakery & Cafe, FRONT RANGE COMMUNITY COLLEGE, LEGACY RIDGE GOLF COURSE, BROOMFIELD COMMONS OPEN SPACE, North Side Tavern, THE FIELD OPEN SPACE.
- Infrastructure:**
 - Highway 287
 - Sheridan Blvd
- Other Features:**
 - A circular inset showing a building with a white railing, connected by a line to the 'at home' logo.
 - A line connecting the circular inset to the 'at home' logo.

LOCAL ECONOMY



DENVER EMPLOYERS

Home to some of the fastest-growing counties in the nation, Metro Denver attracts businesses and keeps them. Our competitive environment, sound transportation infrastructure, and variety of industries bring companies here.

Denver ranks No. 4 among Forbes' 2019 The Best Places for Business and Careers.

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

Denver International Airport is just a few hours from either coast, making our area especially attractive for regional and international headquarters. Our modern airport offers direct flights to some of the major business centers in Europe, Japan, Mexico, and Canada. It's easy to understand why the Metro Denver region is fast becoming headquarters central.

Fortune 500 Companies That Call Colorado Home:

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

PUBLIC TRANSPORTATION



With more than 170 bus routes, 12 rail lines, and many specialty services, RTD makes it easy to get around town.

Get where you want to go with over 100 Local, Regional and SkyRide bus routes, 10 rail lines providing 113 miles of rail service and 96 Park-n-Rides.

POPULATION

710,800

MEDIAN HOME PRICE

\$574K

OF EMPLOYEES

474,978

ECONOMIC & JOB GROWTH

#1

AREA DEVELOPMENT

ECONOMIC RANKING

#1

U.S. NEWS

BEST PLACES TO LIVE

#2

U.S. NEWS & WORLD REPORT

HEALTHIEST CITY

#3

FORBES

BEST CITY FOR GRADS

#3

RENT.COM

BEST PLACE TO WORK

#4

FORBES

FASTEST GROWING METRO

#6

FORBES

BEST PLACE TO TRAVEL

TOP 10

LONELY PLANET



DENVER COLORADO

2025 ECONOMIC OVERVIEW

Denver's multifamily market is approaching a turning point as new supply begins to slow while demand strengthens with the spring leasing season. Vacancies, now at 11.6%, have more than doubled in the past four years but recently stabilized as the gap between supply and demand has narrowed. Absorption reached 8,500 units in the past year—well above historical averages—though much of this activity has been driven by heavy use of concessions rather than organic rent growth. Nearly half of all Denver apartments are now offering incentives, with competition especially sharp in high-construction submarkets like Downtown and East Denver.

The surge in new units has been concentrated in the luxury segment, which makes up about 75% of recent deliveries. This has led to steep rent declines at the top end of the market, while mid-tier 3 Star properties initially held stronger. However, widespread concessions—such as up to three months of free rent—are now pulling renters into higher-quality buildings, weakening demand for more affordable units. Overall, rents are down 3.7% year-over-year, well below the national average, and while Q1 2025 saw slight growth, it was the weakest first-quarter performance in several years.

Despite 12,000 units still under construction, new project starts have fallen dramatically, signaling a likely easing of supply pressures by late 2025. This slowdown, combined with ongoing absorption, should set the stage for stronger rent growth ahead. In the meantime, landlords are focused on retention, as renewals are proving more valuable than competing aggressively for new leases in today's highly concession-driven environment.

**Source: CoStar, Sept. 2025*

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.

Colby Constantine

INVESTMENT ADVISOR

Colby Constantine is an Investment Advisor with Kaufman Hagan, an industry-leading commercial real estate firm that specializes in multifamily acquisition and disposition.

Colby graduated from the University of Portland with a degree in Finance as well as Operations Technology Management. While pursuing these degrees, he helped captain the Division 1 Men's Soccer team to their first WCC Championship in 15 years.

Prior to KH Commercial, Colby worked in the private lending space for acquisition, development, and construction of multifamily assets. Previously licensed with a Series 65, Colby truly understands what it means to be a fiduciary, always putting his client's best interests above his own.

Colby is passionate about providing his clients with attentive, bespoke service by simplifying the acquisition and disposition process and using illustrative data to assure his clients achieve the best possible outcome given their unique situation.

When Colby is not in the office, he loves to travel, hike, and camp in the beautiful outdoors with his wife and goldendoodle. His wife, Kelsey, is currently an Emergency Medicine Resident Physician at Denver Health and CU Anschutz. Additionally, he enjoys staying active by playing hockey, soccer and golf.



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DISCLOSURE & CONFIDENTIALITY AGREEMENT

The Owner has engaged Kaufman Hagan Commercial Real Estate (“KH”) to openly represent them on the sale of the Multifamily Property known as 101 Laurel St, Broomfield, CO 80020 (“Property”). The Owner has directed that all inquiries and communications with respect to the contemplated sale of such Property be directed to KH.

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.

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 Buyer will not be used by Buyer for any purpose other than for evaluating a possible transaction involving the Property with the Owner. 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.

