

# 7325 TENNYSON ST

WESTMINSTER, CO

4 UNITS | BUILT IN 1967

## SALES CONTACTS:

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# 01

EXECUTIVE SUMMARY

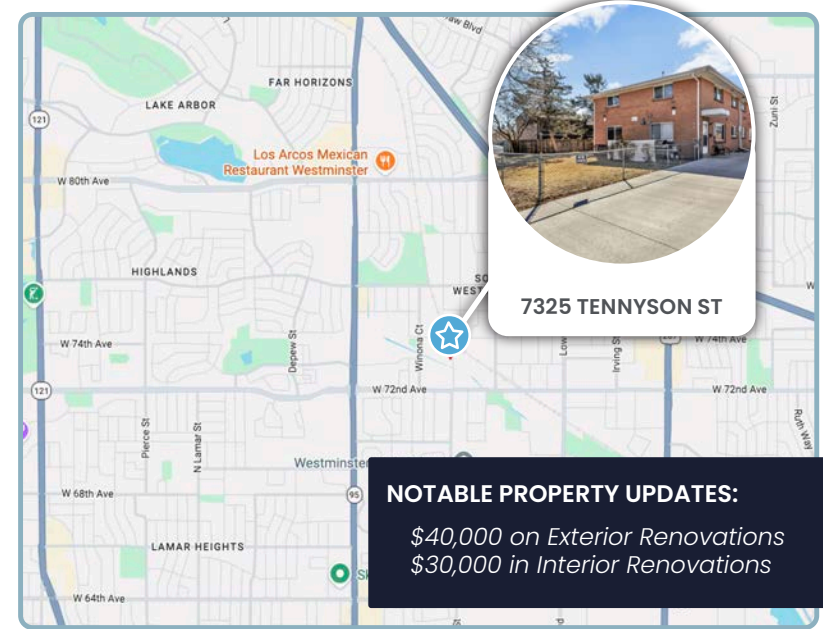
# EXECUTIVE SUMMARY







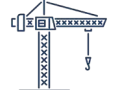





7325 Tennyson Street presents a rare opportunity to acquire a well-maintained 4-unit multifamily asset in the highly desirable Westminster submarket of the Denver metro area. The property consists of four spacious two-bedroom, one-and-a-half-bathroom townhome-style units, offering an attractive layout that appeals to long-term renters seeking the feel of a single-family home with the convenience of multifamily living. Each unit spans two levels and features in-unit washer and dryer, a highly sought-after amenity that supports tenant retention and rent growth.

The townhome configuration provides functional separation between living and sleeping areas, creating a more livable and private environment compared to traditional apartment layouts. This style of unit tends to attract stable tenants such as young professionals, small families, and roommates, resulting in strong demand and reduced turnover.

Located in Westminster, the property benefits from excellent access to both Denver and Boulder employment centers, along with nearby retail, parks, and major commuter corridors. The area continues to experience strong population and rent growth driven by its central location and proximity to major job hubs along the US-36 corridor.

For investors, 7325 Tennyson Street offers a stable, easy-to-manage four-plex with desirable unit configurations and in-unit laundry, making it well positioned for consistent cash flow and long-term appreciation in one of the Denver metro area's most resilient rental markets.



<p><b>ADDRESS</b></p>  <p>7325 TENNYSON ST WESTMINSTER, CO</p>	<p><b>COUNTY</b></p>  <p>ADAMS</p>	<p><b>UNITS</b></p>  <p>4</p>	<p><b>BLDG SIZE</b></p>  <p>3,648 SF</p>
<p><b>STORIES</b></p>  <p>2</p>	<p><b>CONSTRUCTION</b></p>  <p>BRICK</p>	<p><b>Y.O.C.</b></p>  <p>1967</p>	<p><b>PARKING</b></p>  <p>OFF-STREET - 10 SPACES</p>
<p><b>HVAC</b></p>  <p>WINDOW AC/FORCED AIR</p>	<p><b>WATER/SEWER</b></p>  <p>MASTER</p>	<p><b>GAS</b></p>  <p>INDIVIDUAL</p>	<p><b>ELECTRIC</b></p>  <p>INDIVIDUAL</p>

# LOCATION OVERVIEW



**167,588**

Residents

3-Mile Radius



**345,000**

Residents

5-Mile Radius



**37.8**

Avg Age of Residents

3-Mile Radius



**\$85,422**

Median Household Income

3-Mile Radius



**2.5**

Avg Persons / Household

3-Mile Radius



**1,690,216**

Total Labor Force

Denver-Aurora-Lakewood MSA



**\$713,847**

Median Sale Price

City of Westminster



Westminster is a vibrant suburban community located in the northern portion of the Denver metropolitan area, spanning both Adams County and Jefferson County. Positioned approximately 10 miles northwest of downtown Denver and about 20 miles south of Boulder, Westminster sits along the U.S. Highway 36 corridor, a major transportation route connecting Denver and Boulder. The city offers convenient regional access while maintaining a strong suburban character known for its open space, recreational amenities, and high quality of life.

Originally established as a farming community in the late 19th century, Westminster has grown into a thriving residential and commercial hub within the Denver metropolitan region. The city is home to well-planned neighborhoods, major retail centers,

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 - U.S. News & World Report  
 2020-2021

and a growing mix of office and industrial employment. Westminster is also known for its extensive park system and natural amenities, including the scenic Standley Lake and more than 150 miles of trails and greenways. In recent years, the developing Downtown Westminster district has emerged as a walkable mixed-use destination featuring modern residential communities, restaurants, retail, and entertainment venues designed to create a vibrant urban center within the city.

The broader Denver-Aurora-Lakewood Metropolitan Statistical Area is the 19th-most populous metropolitan area in the United States, while the larger Denver-Aurora Combined Statistical Area encompasses more than 3.6 million residents. Set against the backdrop of the Rocky Mountains, the region is widely recognized for its strong economic growth, outdoor lifestyle, and diverse mix of urban and natural amenities.

Metro Denver's economy is one of the largest in the country, with a total real gross domestic product exceeding \$200 billion. The region supports a diverse economic base anchored by industries such as aerospace, aviation, bioscience, financial services, energy, health care, advanced manufacturing, and information technology. This dynamic economic environment, combined with its strategic location and exceptional quality of life, continues to attract businesses, residents, and investment throughout communities like Westminster and the surrounding metro area.



## DAILY CONVENIENCES

A sampling of conveniences within walking distance or in close proximity to the property are:



Additional nearby services include fitness centers, salons, auto service providers, healthcare clinics, and everyday convenience retailers—supporting strong daily traffic and repeat visits.



## SHOPPING AND DINING

### Westminster Promenade

- Regional destination offering dining, hotels, and entertainment
- Features a movie theater, bowling, and family-friendly attractions
- Convenient access via US-36

### Flatiron Crossing

- Super-regional shopping center with a wide mix of retail and dining
- Anchored by major national retailers and department stores
- Serves the broader northwest Denver metro trade area

### Orchard Town Center

- Open-air lifestyle center with retail, restaurants, and community spaces
- Popular gathering place for residents in the surrounding area

### Eateries

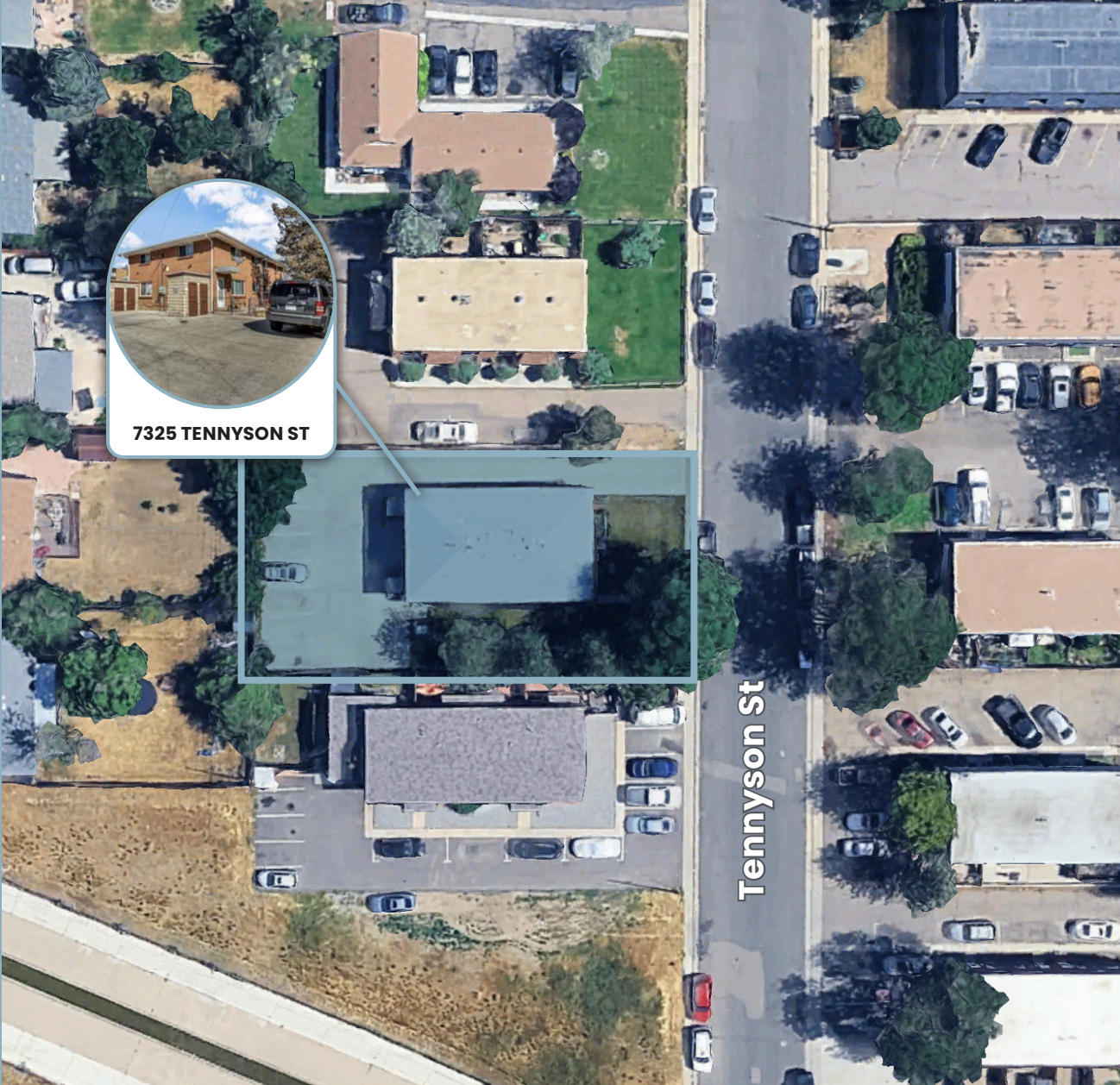
- Texas Roadhouse
- Chick-fil-A
- Buffalo Wild Wings
- Olive Garden
- Red Robin
- Panera Bread
- Los Arcos Mexican Restaurant
- Saigon Basil
- Yak & Yeti Restaurant
- First Watch
- The Egg & I

# MAP & DEMOGRAPHICS

## DEMOGRAPHICS

POPULATION	1 MILE	2 MILES	3 MILES
2024 Population	18,348	79,530	167,588
2029 Population Projection	18,415	80,209	169,856
Median Age	39.2	36.3	37.8

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
2024 Households	8,467	36,318	78,016
Avg Household Income	\$108,427	\$108,892	\$117,071
Median Household Income	\$78,691	\$79,200	\$85,422
Median Home Value	\$645,713	\$667,818	\$713,847





# 02

OFFERING TERMS

## UNIT MIX AND RENT SCHEDULE

TYPE	# OF UNITS	CURRENT RENT	AVERAGE RENT	AVERAGE SIZE	RENT / SF	MONTHLY PRO FORMA	TOTAL UNIT SIZE	LOWEST RENT	HIGHEST RENT
2 Bed, 1.5 Bath	4	\$6,830	\$1,708	912	\$1.87	\$1,950	3,648	\$1,595	\$1,745
<b>TOTAL</b>	<b>4</b>	<b>\$6,830</b>			<b>All Units--&gt;</b>	<b>\$7,800</b>	<b>3,648</b>		
<b>ANNUALIZED TOTAL</b>		<b>\$81,960</b>				<b>\$93,600</b>			

## NET OPERATING INCOME

INCOME	CURRENT		PER UNIT	PRO FORMA		PER UNIT
<b>Scheduled Rent Income</b>	\$81,960			\$93,600		
See Other Income Detail	\$2,400			\$3,600		
Scheduled Gross Income		\$84,360	\$21,090		\$97,200	
Vacancy Allowance		\$(1,229)	\$(307)		\$(4,680)	
<b>Effective Gross Income:</b>		<b>\$83,131</b>	<b>\$20,783</b>		<b>\$92,520</b>	<b>\$23,130</b>
<b>EXPENSES</b>						
<b>Taxes, Property:</b>						
Real	\$4,707	\$4,707	\$1,177	\$4,707	\$4,707	\$1,177
<b>Insurance:</b>						
Property	\$3,544	\$3,544	\$886	\$4,000	\$4,000	\$1,000
<b>Management:</b>						
Off-Site	\$3,000	\$3,000	\$750	\$4,860	\$4,860	\$1,215
<b>Utilities:</b>						
Trash Collection	\$1,440			\$1,440		
Water & Sewer	\$3,120	\$4,560	\$1,140	\$3,120	\$4,560	\$1,140
<b>Repairs &amp; Maintenance:</b>						
	\$3,900	\$3,900	\$975	\$3,900	\$3,900	\$975
<b>Total Expenses</b>		<b>\$19,711</b>	<b>\$4,928</b>		<b>\$22,027</b>	<b>\$5,507</b>
<b>NET OPERATING INCOME</b>		<b>\$63,420</b>	<b>\$15,855</b>		<b>\$70,493</b>	<b>\$17,623</b>

# PRICING OPTIONS

	PRICING
	<u>CURRENT / PRO FORMA</u>
Price	\$995,000
Down Payment	\$248,750 (25%)
Loan Amount	\$746,250
Interest Rate / Amortization	6.00% / 30 Years
Current NOI / Pro Forma NOI	\$63,420 / \$70,493
	CURRENT / PRO FORMA ANALYSIS
	<u>CURRENT / PRO FORMA</u>
Debt Service	\$(53,690)
Net Cash Flow After Debt Service	\$9,730 / \$16,803
	3.91% / 6.76%
Principal Reduction	\$9,164
Total Return	\$18,894 / \$25,967
	7.60% / 10.44%
Cap Rate	6.37% / 7.08%
GRM	12.14 / 10.63
Price/Unit	\$248,750
Price/Sq Ft	\$272.75





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