

MMG

Reduced Price:
\$1,225,000



1457 Kenton Street

1457 Kenton Street, Denver, Colorado 80010

Number of Units: 10 Year Built: 1951 Year Renovated: 2020



INVESTMENT ADVISORS



Chris Mitton
Associate Advisor
chris.mitton@mmgrea.com
303.887.4955



Kevin Woolsey
Senior Advisor
kevin.woolsey@mmgrea.com
303.990.4361



Jason Koch
Managing Director
jason.koch@mmgrea.com
303.918.8909



Adam Riddle
Managing Director
adam.riddle@mmgrea.com
303.257.7627



TABLE OF CONTENTS

CLICK TO JUMP

3 Investment Strategy

4 The Property

7 Market Overview

20 Sales Comparable

21 Financials



As exclusive advisor, MMG Real Estate Advisors is pleased to offer the rare opportunity to acquire **1457 Kenton St**, a 10-unit multifamily community located in Denver, CO.

- Located directly across the street from Jubilee Roasting Co, a well-trafficked local coffee shop.
- Situated approximately one mile from the Fitzsimons/UCHealth Medical Campus, providing convenient access for medical professionals and staff.

1457 KENTON ST DENVER, CO 80220

County	Denver
Total Units	10
Year Completed	1951
Year Renovated	2020
Average Unit Size (SF)	539
Total Rentable SF (Residential)	5,390
Average Rent/Unit	\$958
Average Rent/SF	\$1.71

AMENITIES UNIT AMENITIES

- New Flooring
- New Kitchen Countertops
- New Cabinetry

COMMUNITY AMENITIES

- Outdoor Courtyard
- Off-Street Parking
- Storage Unit Access

INVESTMENT HIGHLIGHTS

1 **6.63% CAP Rate**

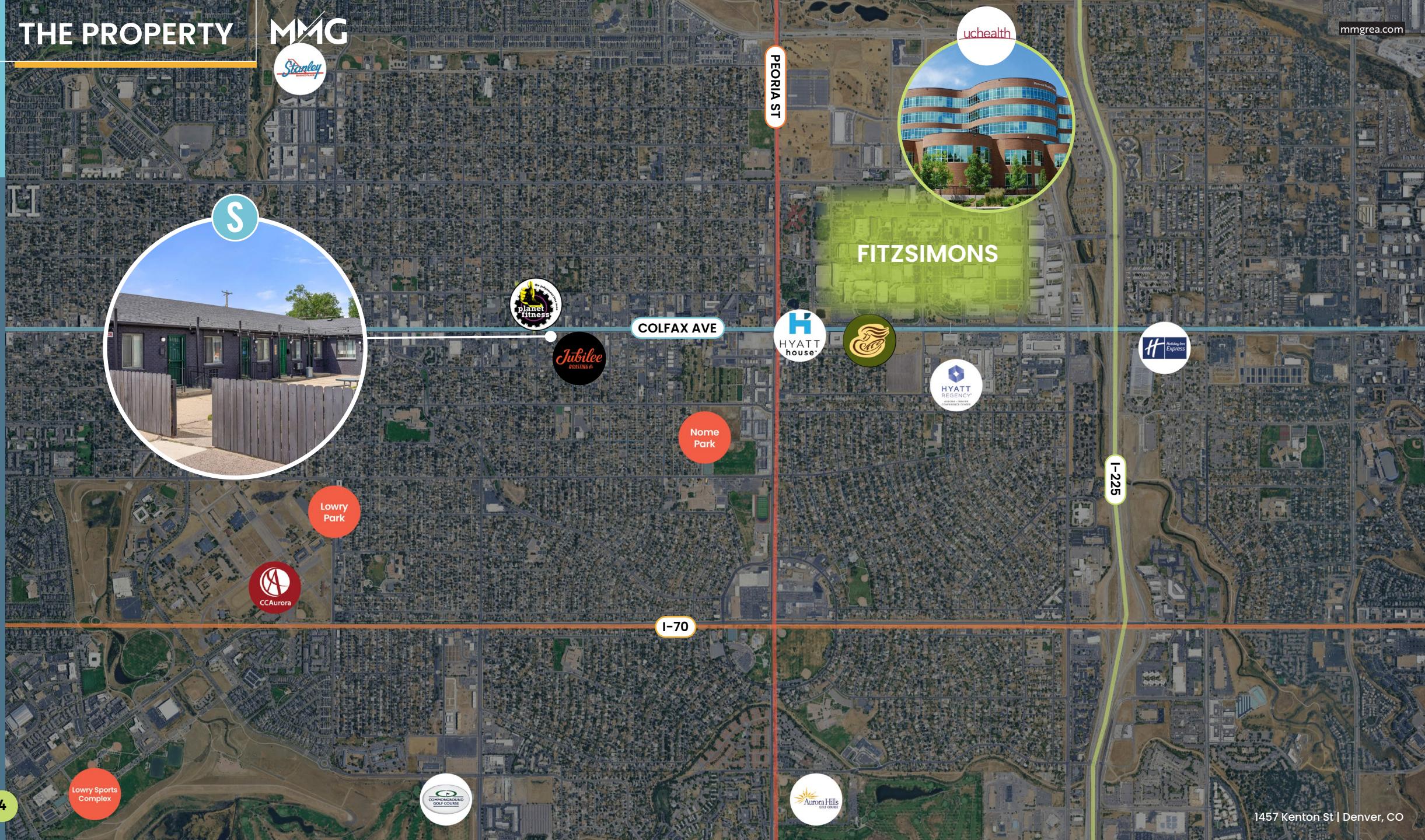
2 **Additional Income from Extra Storage Units and Shed**

3 **Walking Distance to Fitzsimmons Medical Campus**

THE PROPERTY



mmgrea.com









MARKET OVERVIEW

TOP
10GEN Z HOMEBUYING HAVENS
POINT2, 2024TOP
20MOST LIVABLE TOWNS
& CITIES IN AMERICA
OUTSIDE MAGAZINE, 2023TOP
50MOST DIVERSE
CITIES IN AMERICA
NICHE, 2024TOP
75BEST CITIES FOR OUTDOOR
ACTIVITIES IN AMERICA
NICHE, 2024

#3

LARGEST CITY IN COLORADO
U.S. CENSUS BUREAU, 2023

#5

MUNICIPAL FISCAL HEALTH
IN THE U.S.
TRUTH IN ACCOUNTING, 2023

#14

BEST LARGE CITY TO START
A BUSINESS
WALLETHUB, 2023

#33

BEST PARK SYSTEMS IN THE U.S.
TRUST FOR PUBLIC LAND PARKSCORE, 2023

#36

BEST CITIES TO LIVE IN THE U.S.
LIVABILITY, 2024

AURORA

Aurora is one of the primary cities of the greater Denver metropolitan area and is Colorado's third largest city with a diverse population of more than 405,000. The largely suburban community lies just east of Denver and has been experiencing significant household in-migration from more expensive housing markets nearby due to both its quality-of-life amenities and affordability. The city of Aurora manages more than 100 parks, more than 6,000 acres of open space and natural areas, and six golf courses. Town Center at Aurora is the community's main shopping mall, while other primary shopping centers include The Gardens on Havana, Stanley Marketplace, and Southlands. These factors, along with the city's connectivity to Denver and the presence of several primary regional employers, have stimulated inbound migration and led to a 23% increase in population since 2010.

Aurora has a very diverse economy driven by the healthcare, aerospace and defense, and manufacturing sectors. A large military presence has existed in Aurora since the early 20th century, and the city is home to the Buckley Space Force Base, formerly known as the Buckley Air Force Base, in addition to the Colorado Air and Space Port. City boundaries extend northward to the Denver International Airport (DIA), and Aurora, along with Adams County, are planning an Aerotropolis, or a hub for commerce and housing, just south of the airport. The city has direct connections to Downtown Denver via the Regional Transportation District's H Light Rail Line and Interstate 70, and has seen substantial growth near Anschutz Medical Center, an academic health sciences campus with six schools and colleges related to health sciences.

Aurora consistently ranks among the top growing cities in Colorado and often places well in national growth rankings. The broader Denver metropolitan area continues to attract new residents, and Aurora's development of quality residential communities, business districts, and public infrastructure contributes to this upward trend.



Forecasted Asking Rent Growth (YOY): Aurora



APARTMENT FUNDAMENTALS

SUPPLY OVERHANG PERSISTS, BUT CONSTRUCTION PIPELINE IS RAPIDLY CONTRACTING

Aurora saw record-setting apartment deliveries in the first quarter of 2025, with nearly 1,255 new units coming online. However, the pace of completions is expected to moderate significantly over the remainder of the year, with approximately 850 units slated for delivery through year-end. Notably, the city's construction pipeline has contracted by roughly 50% since peaking in mid-2024, when more than 4,200 units were under development.

Although new supply has outpaced net absorption over the past year, demand showed encouraging momentum in early 2025. The first quarter recorded the absorption of 336 units—Aurora's strongest first-quarter performance since 2018. This positive trend is expected to continue into the spring and summer leasing season, supported by renters seeking more affordable alternatives to higher-priced submarkets such as Central Park/Stapleton and central Denver.

MARKET CONDITIONS WILL CONTINUE IMPROVE AMID EMPLOYMENT & POPULATION EXPANSIONS

Aurora continues to attract new residents thanks to its abundant outdoor recreation options, strong connectivity to major regional employment centers, and relative housing affordability. These factors have supported both a resilient labor market and sustained population growth. The city's population is projected to increase by 5% through 2029, adding more than 7,200 households. At the same time, employment across the greater Denver metro area is forecasted to grow well above the national average. These favorable demographic and economic trends are expected to gradually restore apartment market fundamentals to levels closer to the 10-year average—characterized by annual rent growth of approximately 3.5% and a stabilized occupancy rate of 94.5% by mid-2026.

Population

STRONG POPULATION GROWTH: Aurora's rapid expansion is notable, with a projected population growth rate over the next five years that's more than double the national average.

	Aurora, CO	USA
2024	405,572	338,440,954
2029	423,954	344,873,411
Change	4.5%	1.9%

Educational Attainment

Aurora's rate of educational attainment is near the national average.

	Aurora, CO	USA
Bachelor's	24.1%	22.5%
Professional	12.2%	14.3%
Total	36.2%	36.8%

Share of Renter Households

SIZABLE RENTER POPULATION: Aurora has an above average ratio of renter-occupied households.

	Aurora, CO	USA
2024	40.1%	35.6%

Median HHI

INCOME GAINS: The median household income increase in Aurora is above average.

	Aurora, CO	USA
2024	\$83,506	\$79,068
2029	\$100,382	\$91,442
Change	20.2%	15.6%

Households

POSITIVE HOUSEHOLD GROWTH: Projected household gains are also above the national growth rate.

	Aurora, CO	USA
2024	148,317	130,716,571
2029	155,540	134,930,577
Change	4.9%	3.2%



Key Renter Age

SOLID RENTER BASE: Nearly a third of the population is within the key renter age cohort.

	Aurora, CO	USA
20-29	14.2%	13.3%
30-39	16.4%	13.7%
Total	30.6%	27.1%

Median Age

YOUNG POPULATION: The median age in the city is 7% younger than the national median.

	Aurora, CO	USA
2024	36.1	39.3

Labor Market

The unemployment rate for the Aurora MSA is above the national level, but similar to regional averages.

	Aurora, CO	USA
Unemployment Rate (Nov '24)	4.6%	4.0%

Employment Segmentation

Aurora has similar segment of white-collar workers as the country overall.

	Aurora, CO	USA
White Collar	59.4%	62.6%

AEROSPACE & DEFENSE

For decades, Colorado's aerospace and defense sector has thrived, establishing itself as a vital force in both the local and state economies. This success is fueled by a unique combination of assets, including a highly educated tech workforce, substantial military presence, and world-class educational and research institutions, creating a vibrant ecosystem for both public and private aerospace and defense industries. Today, nearly 300 aerospace companies in Colorado employ over 30,000 people, with the state leading the nation in private aerospace jobs per capita.

Over a third of the state's sector employment is concentrated in Adams and Arapahoe County, where the city of Aurora is located.

Aurora is home to the Buckley Space Force Base, which has over 8,000 military personnel and contributes around \$2.5 billion annually to the local economy.

The city is adjacent to the Colorado Air and Space Port (CASP), one of only 11 space ports in the United States.



BUCKLEY SPACE FORCE BASE



BIOSCIENCE & HEALTHCARE

Aurora is the epicenter for Colorado's bioscience and healthcare cluster with some of the most well-known and highly rated facilities in the world. These attract both top talent and patients from around the globe as a medical destination. With incubators and accelerators for small companies and researchers, companies in this sector have the opportunity to grow in Aurora.

Aurora has three major healthcare & life science campuses, including the **University of Colorado Anschutz Medical Campus**, **Fitzsimons Innovation Community** & **HealthONE Medical Center of Aurora**.

The city has seen 16 years of consecutive healthcare employment growth and five years of bioscience employment growth, both outpacing the nation.

Since 2015, Aurora companies in the sector have raised \$178 million in venture funding.



TRANSPORTATION & LOGISTICS

Supported by Aurora's exceptional multi-modal transportation infrastructure, central U.S. location with global reach, and abundant land for scalable growth, the city has emerged as a leader in the transportation and logistics sector. Aurora was the first city in Colorado to host two Amazon facilities amid the e-commerce surge and is located near one of the busiest international airports globally. Over the past five years, transportation and warehousing have experienced the highest employment growth of any industry in Aurora.



Aurora is home to 300 transportation & logistics companies with more than 7,000 employees.

ADVANCE MANUFACTURING

Aurora is growing its advanced manufacturing sector, with a focus on areas like aerospace, bioscience, and sustainable agriculture technologies. The Fitzsimons Innovation Community also plays a key role in this industry, advancing bioscience manufacturing opportunities with a 90,000-square-foot facility for commercial-scale cell and gene therapy production. This hub, aligned with the University of Colorado Anschutz Medical Campus, draws in biotech and healthcare companies working on innovative treatments and therapies, contributing to Colorado's \$1.2 billion biotech industry.



ENERGY

Similar to the greater Denver metropolitan area, Aurora has long been heavily impacted by the extractive industries sector. The city's proximity to Colorado's eastern plains has been advantageous for the ongoing shift toward renewable energy. It is home to the SolarTAC, the largest test facility for solar technologies (photovoltaic and concentrated solar power technologies) in the United States, while there are several windfarms just east of the city in eastern Colorado.





UNIVERSITY OF COLORADO ANSCHUTZ MEDICAL CAMPUS

The Anschutz Medical Campus hosts a variety of facilities, including hospitals, medical and dental schools, pharmacy programs, public health institutions, physical therapy, and nursing schools, along with extensive research and laboratory spaces. It stands as the largest academic health center in the Rocky Mountain region, excelling in education, research, and patient care. Approximately 30,000 employees are based on the campus, which serves around 1.5 million patients each year, and it has been a major catalyst for new development in Aurora. The campus' economic contribution is substantial, with total direct expenditures exceeding \$2.6 billion. Since 2002, the campus has filed 1,300 patent applications and has seen the establishment of 53 new companies stemming from its research initiative. The campus is home to:



University of Colorado Hospital

UCHealth University of Colorado Hospital – Ranked as the #1 hospital in Colorado by U.S. News & World Report, and #2 in the nation for its pulmonology and lung surgery focus.



School of Medicine
UNIVERSITY OF COLORADO

University of Colorado School of Medicine – School ranked #9 for the best medical schools for primary care by U.S. News and World Report. It has six schools at the Campus and more than 40 programs serving 4,500 students.



Children's Hospital
Colorado

Children's Hospital Colorado – Consistently ranked in the top in the nation among pediatric hospitals. The hospital has more than 7,700 employees and 2,100 medical staff, and is home to many nationally and internationally recognized programs.



U.S. Department
of Veterans Affairs

Rocky Mountain Regional VA Medical Center – Recently opened its 1.2 million square foot campus at Anschutz and provides innovative and leading-edge care to Veterans throughout the region.



UCHealth CARE Innovation Center – A partnership between academia and health care innovators that helps partners test, pilot, optimize and commercialize the most innovative new technologies in health care.

INDUSTRY SPOTLIGHT

FITZSIMONS INNOVATION COMMUNITY: A CATALYST FOR LONG-TERM GROWTH

Located in the heart of Aurora, Colorado, the **Fitzsimons Innovation Community** (FIC) has evolved into one of the most robust bioscience and healthcare ecosystems. Spanning approximately 184 acres within the larger **600-acre Anschutz Medical Campus**, the Innovation Community is home to a growing cluster of life science startups, clinical research institutions, and nationally recognized hospitals including **UCHealth, Children's Hospital Colorado, and the Rocky Mountain Regional VA Medical Center**.

Fitzsimons Innovation Community serves as a launchpad for early-stage biotech companies, offering affordable lab and office space, access to clinical trials, and deep integration with the **University of Colorado Anschutz Medical Campus**. Today, more than **28,000 professionals work across the campus**, with plans in place to substantially increase density and enhance the area's live-work-play appeal.

4. Commercial Innovation to Revolutionize Patient Care

- Startups
- Growth Companies
- Company headquarter campus opportunities

3. High-Performance Ecosystem

- Patient Care
- Education & Research
- Housing, Hotels & Amenity

2. Sustaining Landscape and Multi-Modal Connectivity

- Promote Health
- Climate-smart Traveling
- Multi-beneficial Green Infrastructure

1. Existing Campus & Colorado Landscape



INDUSTRY SPOTLIGHT

What's Ahead for Fitzsimons Innovation Community?

The Fitzsimons Innovation Community is actively transforming into a vibrant, mixed-use innovation district designed to support the full lifecycle of biotech and life sciences companies—from startup through commercialization. Several key developments are anticipated as part of the district's ongoing evolution over the next 10 years:



EXPANSION OF LIFE SCIENCES INFRASTRUCTURE: Additional lab, office, and manufacturing space will be brought online to meet growing demand from startups and scaling firms, with strong interest already evident in newly built facilities.



RESIDENTIAL DEVELOPMENT: New housing options, including multifamily apartments and mixed-use residential, are planned to support employees, researchers, and students who want to live near where they work and study.



RETAIL, DINING, AND HOSPITALITY GROWTH: Plans include new restaurants, retail amenities, and a luxury hotel to serve both the daytime population and an increasing number of residents and visitors, creating a self-sustaining neighborhood.



ENHANCED PUBLIC REALM: Future phases will feature expanded green space, public art, community gathering areas, and pedestrian-friendly design, all of which aim to make the campus more inviting and integrated with the broader Aurora community.



MOBILITY AND CONNECTIVITY INVESTMENTS: Efforts are underway to improve mobility across the campus, including exploration of autonomous shuttle services and shared energy systems to support sustainability and efficiency.



WORKFORCE AND TALENT PIPELINE INITIATIVES: In collaboration with local school districts and universities, new education and training programs are being developed, most notably a new healthcare-focused high school positioned to supply future talent directly into campus employers.



INCREASED CAMPUS DENSITY: Master plan revisions aim to create a more walkable, high-density district where life sciences professionals can engage with peers and community members across disciplines in a dynamic, urban environment.



COLLABORATIVE INNOVATION ECOSYSTEM: The district is designed to foster connection—between scientists, clinicians, educators, and entrepreneurs. Companies benefit from proximity to clinical trials, academic research, and a culture of collaboration that extends well beyond the lab.



PHILIP MORRIS INTERNATIONAL OPENING NEW FACILITY IN AURORA

In July 2024, the tobacco company Philip Morris International announced plans to open a new factory in Aurora for the production of Zyn nicotine pouches. The company will make a **\$600 million investment** to build the factory, which will be on a 150-acre parcel of land near 48th Avenue and Harvest Road, and is expected to bring **500 jobs** over the next two years. In addition to permanent positions, constructing the facility is expected to generate over **5,000 temporary jobs** and have a billion-dollar economic impact on the area. The company also estimates the factory will create **1,000 additional indirect jobs** and contribute an ongoing **economic impact of \$550 million** annually in Aurora.



KROGER OPENS LARGE-SCALE FULFILLMENT CENTER IN AURORA

Kroger, in collaboration with Ocado, has opened a **300,000-sqft** customer fulfillment center in Aurora, which is highly automated and utilizes advanced robotics for order fulfillment. This facility is expected to **create around 400 new jobs** and enhance Kroger's ability to **deliver groceries** and home essentials to customers within a 90-minute radius. Residents throughout the region can now order fresh produce and Kroger's own brand products for home delivery. This new site significantly strengthens Kroger's delivery services in the Denver metro area, leveraging Aurora's strategic location for distribution.



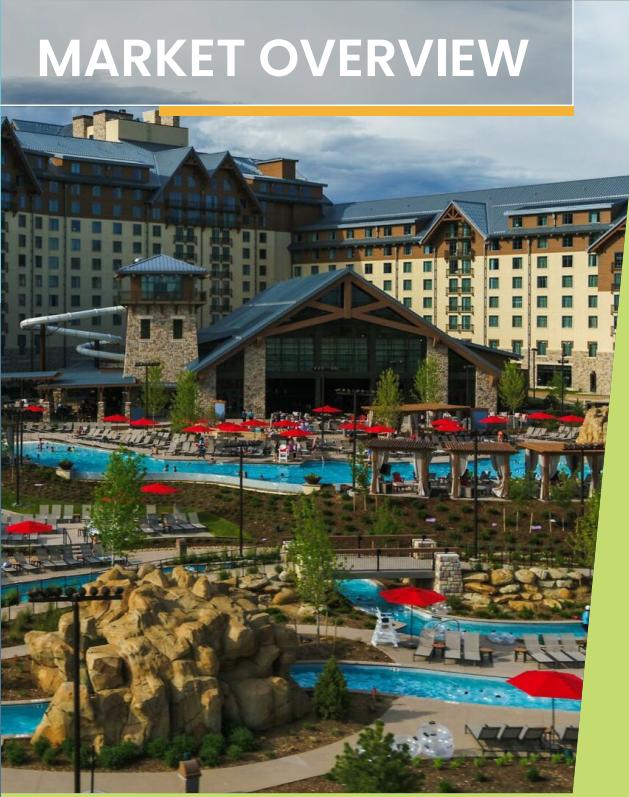
DOLLAR GENERAL COMPLETES MASSIVE DISTRIBUTION CENTER

In early 2024, Dollar General finalized construction on a nearly **one million-sqft** distribution center in Aurora, representing an **investment** of approximately **\$172 million** in the area. The facility was anticipated to create around **400 new jobs** and various career growth opportunities. This marks Dollar General's first distribution center in Colorado, part of the company's expanding footprint in the state. The company opened its first store in Colorado in Poinsett County in 2002 and currently employs over 650 individuals across approximately 75 stores statewide.

KOELBEL & CO. DEVELOPING 200,000 SF OFFICE PROJECT FOR DEFENSE INDUSTRY

Denver developer Koelbel & Company broke ground in late 2023 on **Innovus**, a four-story **office building** spanning **200,000-sqft**, at the intersection of East Sixth Avenue and North Valdai Street in Aurora. Designed with high-security spaces, Innovus will specifically serve **tenants** in the **defense sector**, including Department of Defense contractors, as well as aerospace and cybersecurity firms. The site is conveniently situated near Buckley Space Force Base and is part of the mixed-use development known as Aurora One, led by Denver-based Plan West. The project has a budget exceeding **\$100 million** and will feature amenities such as a secure event center with a capacity for 300 people, an onsite data center, and a fitness center. Completion is expected in late 2025.

Sources: *Business Wire*, *The Kroger Co.*, *Dollar General Newsroom*, *Koelbel*



GAYLORD ROCKIES SEEKS MAJOR EXPANSION TO WATER PARK & HOTEL

Gaylord Rockies Resort & Convention Center has submitted plans to the City of Aurora to add **450 rooms** and a **47,000-sqft indoor addition** to its water park. The expansion would increase the hotel's capacity from 1,501 rooms to 1,950 rooms, maintaining its position as the **largest hotel and convention center** in the state. The additional rooms and new indoor water park are just Phase I of a **two-phase expansion**. A second phase being considered will include an **additional 550 guestrooms**, while the Center is already adding a new dining option and event pavilion, and opened a Topgolf Swing Suite earlier this year.



CONSTRUCTION CONTINUES ON THE POINT AT NINE MILE STATION

Mile High Development, in partnership with Koelbel & Company, is transforming the former Regatta Plaza Shopping Center in Aurora into a **22-acre master-planned community** centered around the **Nine Mile light rail station**. This redevelopment features a new **80,000-sqft King Soopers** located at 3050 S. Peoria Street, along with **\$18 million** invested in infrastructure improvements, which include new streets, lighting, landscaping, and other horizontal enhancements. The site is welcoming several other new retail businesses, such as Key Bank, Pacific Dental, and a new IHOP. Additionally, plans are underway for over **300 residential units**, as well as the construction of a **200,000-sqft office tower**.



LIFESTYLE & ENTERTAINMENT

Aurora is a lively and picturesque city brimming with attractions to discover. Visitors can explore the vibrant downtown area, which offers a variety of shopping and dining options, or enjoy the breathtaking views of Aurora Reservoir. For those who love the outdoors, Cherry Creek State Park provides excellent camping opportunities, while the Seven Falls Nature Trail offers scenic hiking routes. History enthusiasts will find the Museum of Natural History and Sci-Tech Discovery Center particularly engaging, and art aficionados can visit numerous galleries and theaters scattered throughout the city.

The city features several vibrant shopping centers, including Southlands, an outdoor mall that boasts over 150 stores and a diverse array of restaurants, and the Town Center at Aurora, which provides an extensive selection of retail shops and dining options. In addition to shopping, Havana Street is renowned for its diverse international culinary offerings, making it a popular dining destination. Moreover, the Aurora Cultural Arts District showcases a variety of art venues, while the Aurora History Museum offers valuable insights into the city's heritage, often hosting engaging exhibits and events. With its blend of outdoor adventures, shopping, dining, and cultural experiences, Aurora provides a vibrant environment for a diverse range of activities.

Sources: Cherry Creek State Park, CoStar, ESRI, Aurora Economic Development Corporation, Visit Aurora, Denver Business Journal, Steve Talley Photography, Aurora, Home & Money, Redfin



SOUTHLANDS



AURORA HISTORY MUSEUM



STANLEY MARKETPLACE



TOWN CENTER AT AURORA

MARKET OVERVIEW



CITY OF AURORA MAJOR EMPLOYERS

COMPANY	# EMPLOYEES
1 UCHealth: University of Colorado Hospital	11,330
2 Buckley Space Force Base	8,000
3 Children's Hospital Colorado	5,980
4 United Parcel Service	4,410
5 HealthONE	3,970
6 Raytheon Company	2,510
7 Kaiser Permanente	2,240
8 SROriginals	990
9 Shamrock Foods	740

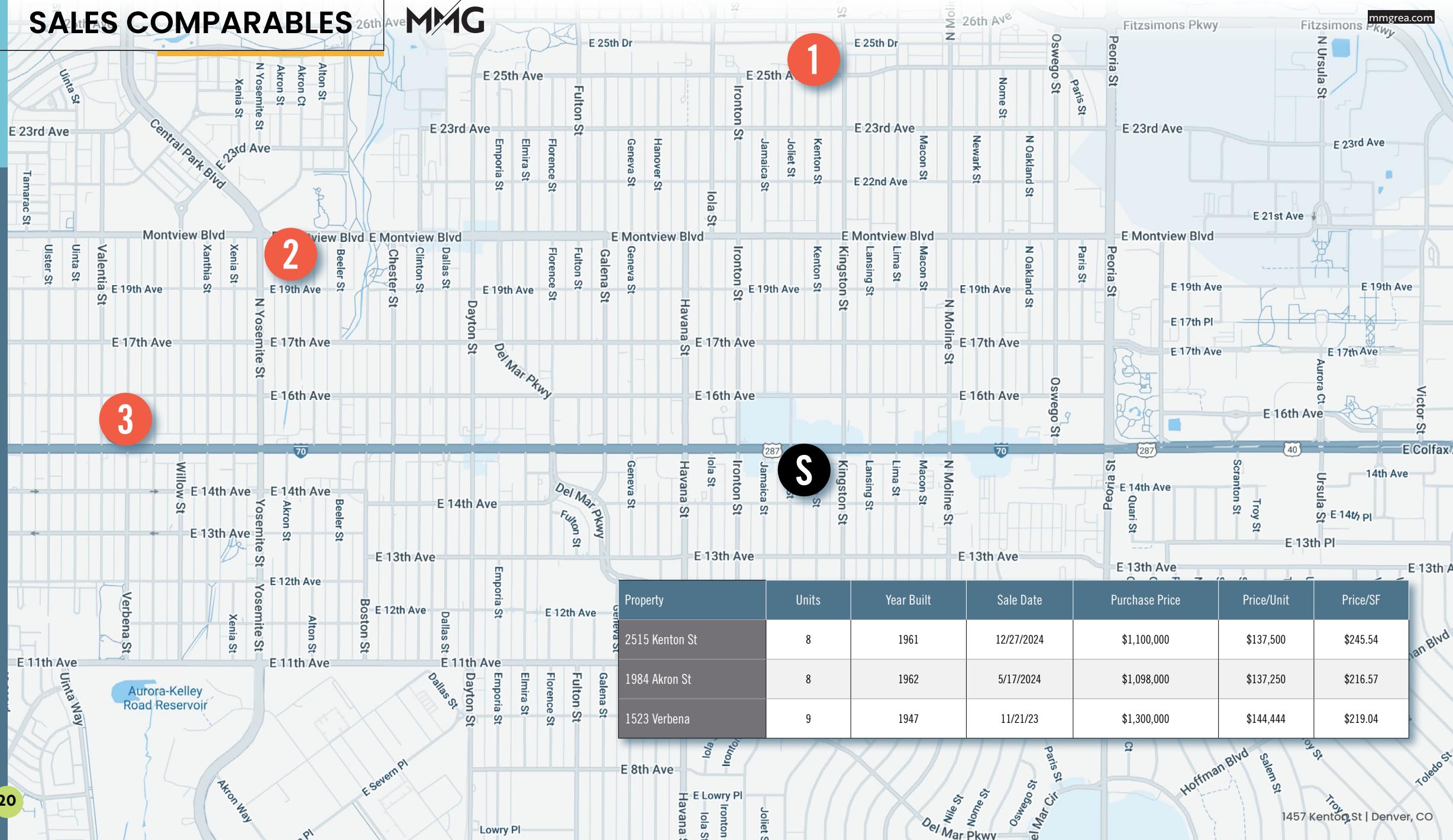
SOURCE: AURORA ECONOMIC DEVELOPMENT COUNCIL / DEVELOPMENT RESEARCH PARTNERS

*EXCLUDES SCHOOL DISTRICTS & LOCAL GOVERNMENTS

SALES COMPARABLES

MMC

mmgrea.com





FINANCIAL ANALYSIS

Unit Count	Unit Type	Unit SF	Total SF	Current Mkt. Rent	Monthly Mkt. Rent	Annual Mkt. Rent	Rent/SF	Upgraded Mkt. Rent	Upgraded Rent/SF
7	1 Bedroom	650	4,550	\$1,070	\$7,490	\$89,880	\$1.65	\$1,200	\$1.85
3	Studio	450	1,350	\$925	\$2,775	\$33,300	\$2.06	\$1,000	\$2.22
1	Garage	275	275	\$275	\$275	\$3,300	\$1.00	\$300	\$1.09
11		561	6,175	\$958	\$10,540	\$126,480	\$1.71	\$1,064	\$1.89

Income	MMG Pro Forma		In-Place Financials	
		Per Unit		Per Unit
Gross Potential Rent	\$126,480	\$11,498	\$123,370	\$11,215
Less: Vacancy	(\$6,324)	5.00%	\$0	0.00%
Plus: Utility Reimbursements	\$9,200	\$836	\$8,501	\$773
Plus: Other Income	\$3,400	\$309	\$2,763	\$251
Plus: Rent Growth	\$13,920	\$0		
Effective Gross Income	\$146,676	\$13,334	\$134,634	\$12,239

Expenses	MMG Pro Forma		In-Place Financials	
		Per Unit		Per Unit
Real Estate Taxes	\$8,389	\$763	\$8,145	\$740
Insurance	\$3,863	\$351	\$3,750	\$341
Utilities	\$25,135	\$2,285	\$24,403	\$2,218
Repairs & Maintenance/Turnover	\$8,684	\$789	\$8,431	\$766
Management Fee	\$10,267	7.0%	\$12,166	9.0%
Other	\$859	\$78	\$834	\$76
Total Expenses	\$57,197	\$5,200	\$57,729	\$5,248
Net Operating Income	\$89,479	\$8,134	\$76,905	\$6,991

Cash Flow Analysis			
Projected Net Cash Flow Before Debt Service	\$89,479		\$76,905
Less: Debt Service	(\$49,766)		(\$49,766)
Projected Net Cash Flow After Debt Service	\$39,713		\$27,139
Debt Service Coverage	1.80 x		1.55 x
Amortizing Debt Service Coverage	1.52 x		1.31 x
Sales Price Cash on Cash	9.26%		6.33%
Sales Price 1 Yr Amortizing Total Return	23.05%		20.11%

Cost Analysis	Value	\$ Per Unit	Pro Forma Cap Rate	In - Place Cap Rate
Sales Price	\$1,225,000	\$122,500	7.30%	6.28%

Financing	LTV For This Loan	Loan Amount	Interest Rate	Amortization	Payment	I/O Term (yrs)
	65%	\$796,250	6.25%	30	(\$4,147)	2



Chris Mitton
Associate Advisor

chris.mitton@mmgrea.com
303.887.4955

Kevin Woolsey
Senior Advisor

kevin.woolsey@mmgrea.com
303.990.4361

Jason Koch
Managing Director

jason.koch@mmgrea.com
303.918.8909

Adam Riddle
Managing Director

adam.riddle@mmgrea.com
303.257.7627

DISCLAIMER AND CONFIDENTIALITY AGREEMENT

All interested buyers are hereby advised that the ownership of 1457 Kenton Street is soliciting offers via MMG Real Estate Advisors. Any offers submitted by a prospective buyer may be accepted or rejected in the sole discretion of the Owners. As part of the offer process, the Owners will be evaluating a number of factors above and beyond the price and terms, including the experience, financial health and track record of the purchasers.

This Offering Memorandum package was prepared exclusively by MMG Real Estate Advisors, with all information within having been reviewed by the Owner. The information herein is confidential and provided solely for the purpose of analyzing a potential acquisition of the Property. It is not to be used for any other purpose or made available to another without the express written consent of MMG Real Estate Advisors. While the information relied on to create this package is deemed to be highly reliable, it does not represent all material information regarding the subject Property and buyers should not consider this package as any sort of substitute for a thorough and complete examination of the financials and a rigorous and in-depth due diligence process. MMG Real Estate Advisors and seller have not conducted an analysis of the operating documents and history, the financial records, the individual leases, or the tenants that have signed them. In addition, there has been no in-depth investigation of the physical premises or any potential environmental issues that could potentially affect the property, and MMG Real Estate Advisors makes no warranty or representation whatsoever regarding the integrity or accuracy of the aforementioned information. As such, any prospective purchasers are strongly encouraged to conduct their own in-depth investigation of both the financial health and physical soundness of the property. MMG Real Estate Advisors also strongly encourages all prospective purchasers to contact their own personal and corporate tax and legal counsel to determine the consequences of this type of potential investment.

MMG Real Estate Advisors and Seller strongly recommend that prospective purchasers conduct an in-depth investigation of every physical and financial aspect of the property to determine if the property meets their needs and expectations. We also recommend that prospective purchasers consult with their tax, financial and legal advisors on any matter that may affect their decision to purchase the property and the subsequent consequences of ownership.

No commission or finder's fee shall be payable to any party by the Owners nor any affiliate or agent thereof in connection with the sale of the Properties unless otherwise agreed to by the Owners in writing. Any compensation paid to a buyer's broker will be paid by the purchaser and will not be paid by the seller or seller's exclusive agent.

© 2026 MMG Real Estate Advisors
Contact: 800.448.4MMG



MMG

mmgrea.com