



THE ACACIA APARTMENTS
429 E 14TH AVE, DENVER, CO 80204

55 UNITS | BROKER FEE: 0.85% CO-OP

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KAUFMAN HAGAN
COMMERCIAL REAL ESTATE

THE
ACACIA



EXECUTIVE SUMMARY

429 E 14TH AVE DENVER, CO 80204

The Acacia Apartments

The Acacia is a historic building located in the desirable Capitol Hill neighborhood, featuring a total of 55 units: 30 two-bedroom apartments and 25 studios that can be easily converted into one-bedroom units. The property has been meticulously maintained, showcasing updated mechanical systems, including the boiler, electrical panels, and plumbing (excluding unit bathrooms). Windows have also been replaced as necessary, enhancing both efficiency and aesthetics.

Investment Opportunity: This property presents a compelling investment opportunity, bolstered by an attractive loan assumption from Chase totaling \$5,500,000 at a favorable interest rate of 4.02%. This financing structure facilitates a straightforward value-add strategy, allowing investors to enhance the property's income potential gradually as leases turn, rather than requiring an immediate vacancy.

Market Position: Situated in an established yet improving area, Acacia Apartments offers long-term cash flow potential in a vibrant neighborhood. The combination of its historic charm, updated systems, and strategic location makes it a prime candidate for sustained rental demand and potential appreciation. Please contact Kaufman Hagan Brokers for pricing.

CONTACT FOR MORE INFORMATION:

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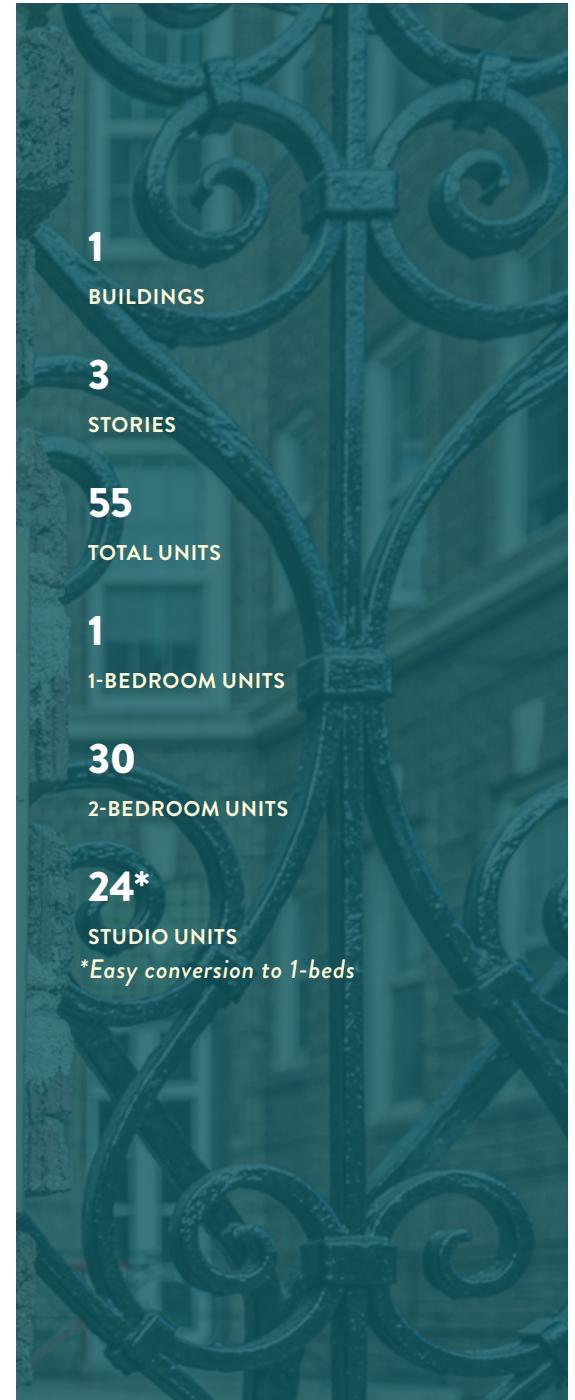
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1
BUILDINGS

3
STORIES

55
TOTAL UNITS

1
1-BEDROOM UNITS

30
2-BEDROOM UNITS

24*
STUDIO UNITS

*Easy conversion to 1-beds



PROPERTY DETAILS

PROPERTY DETAILS



Property Name The Acacia

Address 429 E 14th Ave

Year Built 1922

Buildings 1

Stories 3

Units 55

GBA 32,675 SF

Lot Size 15,625 SF

Water/Sewer Individual

Gas/Electric Individual

Heating Forced Air

Parking Street

Zoning G-RO-5

THE ACACIA HIGHLIGHTS

- Charming gem in an impeccable Capital Hill location
- Very Attractive Loan Assumption through August 2027; 4.02% Interest rate; Over 50% LTV.
- 1920's character with entirely modernized systems
- Substantial CapEx completed with ability to implement a cosmetic value add in order to maximize income & tenant experience
- Potential for increased rental income and additional revenue streams through bike storage, lockers, and amenity fees
- Close proximity to business district and all major employers

MAJOR INVESTMENT HIGHLIGHTS

4.02%
INTEREST RATE

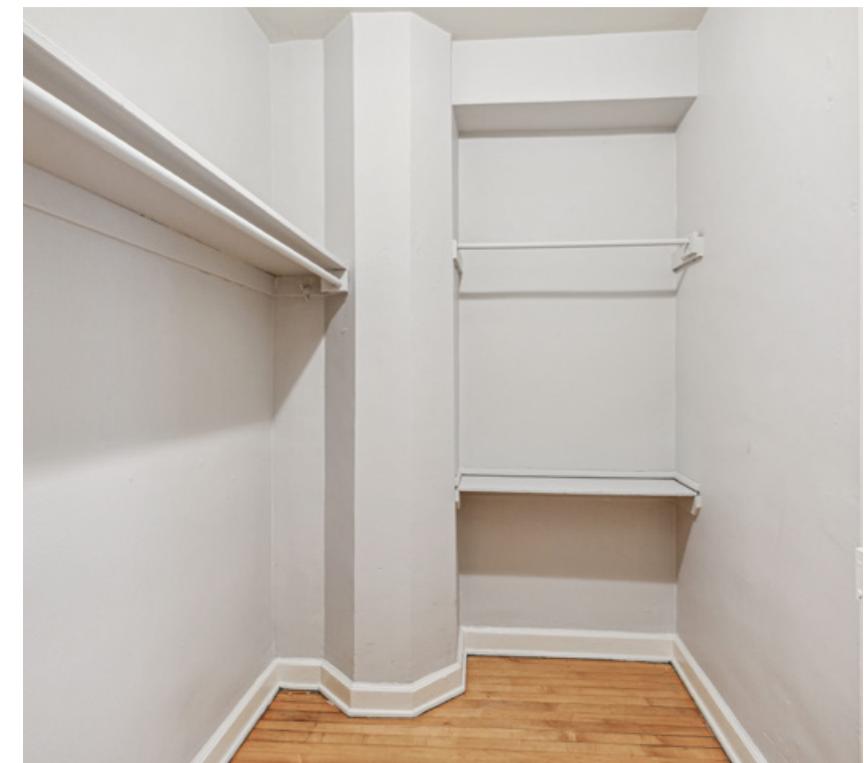
Full
MECHANICAL UPGRADES

Majority
LARGE 2-BED UNITS

Listed At
\$7,700,000

- New Boiler and Hot Water Heaters
- Updated Electrical Panels
- New Plumbing
- Updated Elevator
- Vinyl, Double Pane Windows





COMMUNITY AMENITIES

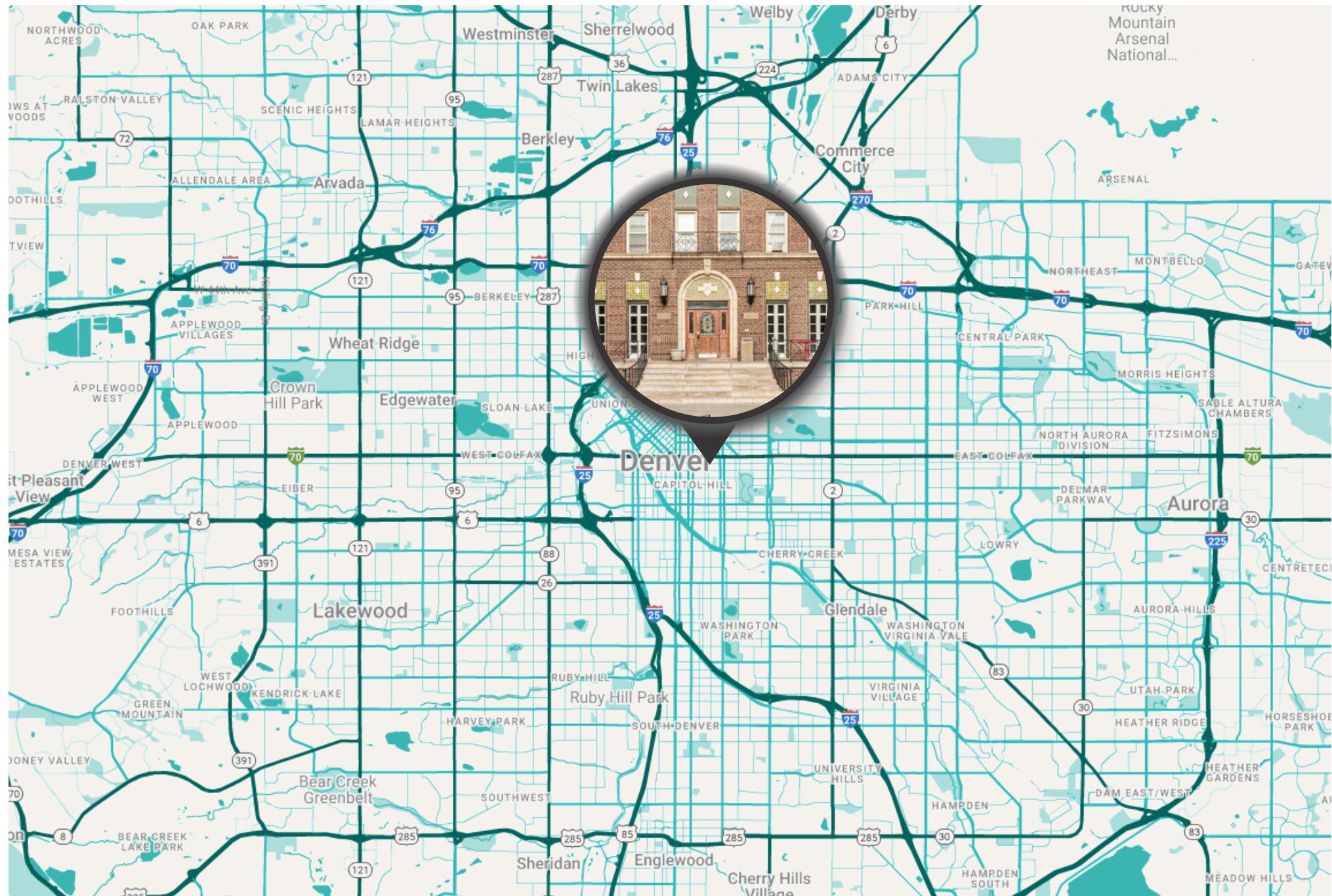
- On-site laundry
- Front and back patios
- Tenant storage lockers
- Pristine foyer with private mailboxes





AREA OVERVIEW

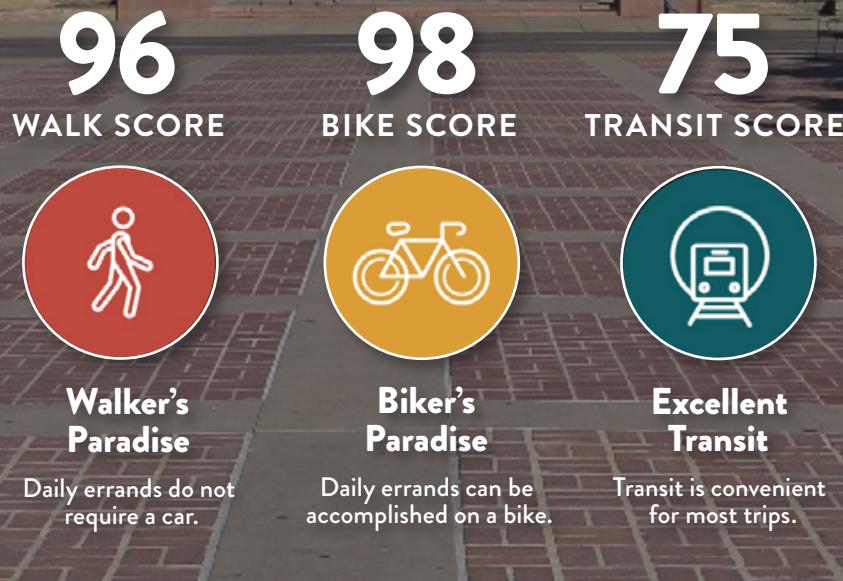
LOCATION MAP





CAP HILL HIGHLIGHTS

- Situated in the heart of Capitol Hill neighborhood
- Minutes from downtown Denver
- Multiple RTD bus routes and light rail stations nearby
- Convenient access to I-25 and Colfax Ave
- “Walker’s Paradise” with a score of 96



CAPITOL HILL AT A GLANCE

39.7337° N, 104.9823° W

RANKED #2 OF 73 BEST NEIGHBORHOODS FOR YOUNG PROFESSIONALS IN DENVER

Cap Hill is one of the oldest neighborhoods in Denver, boasting numerous iconic landmarks like the golden-domed Colorado State Capitol building, historic Millionaire's Row, and the Golden Triangle Creative District.

Steeped in history, Cap Hill is an area that hasn't been left in the past. One of the trendiest places to be in Denver with a long list of restaurants, shops, bars, and museums, the neighborhood is known for its funky and upbeat character.

Located in Central Denver, Capitol Hill's western boundary, Broadway, rests slightly to the southeast and within walking distance of Downtown Denver. Moreover, Colfax acts as the northern border, meanwhile, 7th Avenue is considered the southern border. Lastly, Downing Street defines the neighborhood's limits to the east.

RETAIL / AREA MAP



An aerial photograph of the Denver, Colorado skyline during the day. In the foreground, the large, modern baseball stadium Coors Field is visible, with its distinctive green roof and surrounding infrastructure. Behind the stadium, the city's dense urban core is filled with a variety of buildings, from low-rise residential complexes to tall, modern skyscrapers. The sky is a clear, pale blue. A thin white rectangular border frames the entire image.

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

#2

U.S. NEWS & WORLD REPORT

BEST CITY FOR GRADS

#3

RENT.COM

FASTEAST GROWING METRO

#6

FORBES

ECONOMIC RANKING

#1

U.S. NEWS

BEST PLACES TO LIVE

HEALTHIEST CITY

#3

FORBES

BEST PLACE TO WORK

#4

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



FINANCIAL ANALYSIS

RENT ROLL

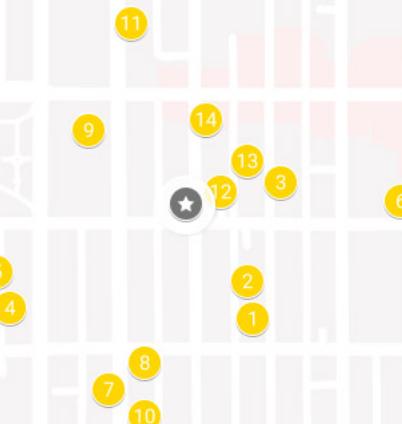
UNIT TYPE	#	AVG SQ FT	CURRENT RENT	CURRENT RENT / SF	MARKET RENT	MARKET RENT / SF
Studio	24*	440	\$1,011	\$2.30	\$1,195	\$2.72
1 Bed, 1 Bath	1	440	\$1,248	\$2.84	\$1,300	\$2.95
2 Bed, 1 Bath	30	770	\$1,310	\$1.70	\$1,525	\$1.98
TOTAL / AVERAGE	55	34,100	\$64,810	\$1.98	\$75,730	\$2.32

**Easy conversion from studios to 1-beds*



COMPARABLE RENTS STUDIOS

Map of the study area showing the locations of the 14 comparable properties. The map includes a grid overlay and a north arrow.



\$1.37
LOW RENT/SF

\$1,059
AVERAGE RENT

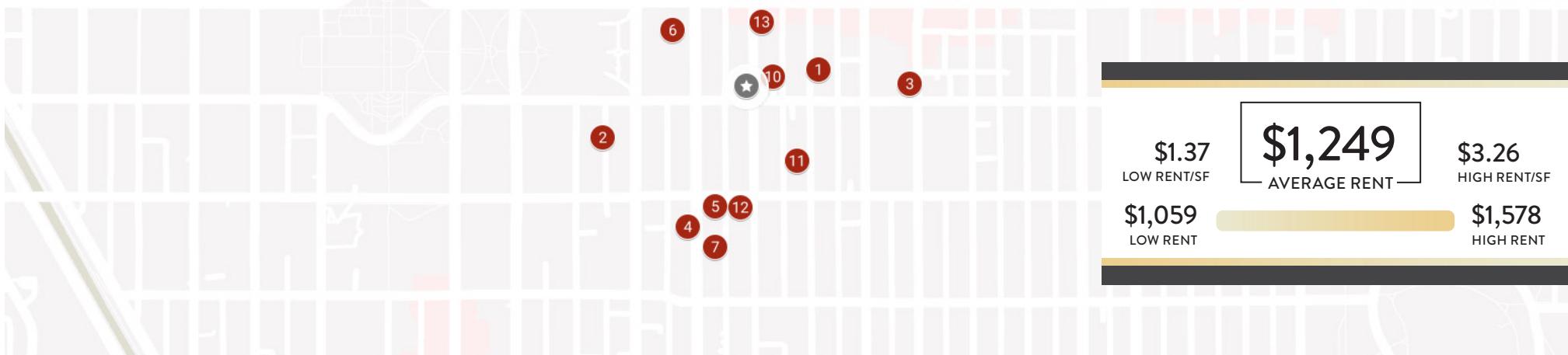
\$4.67
HIGH RENT/SF

\$773
LOW RENT

\$1,445
HIGH RENT

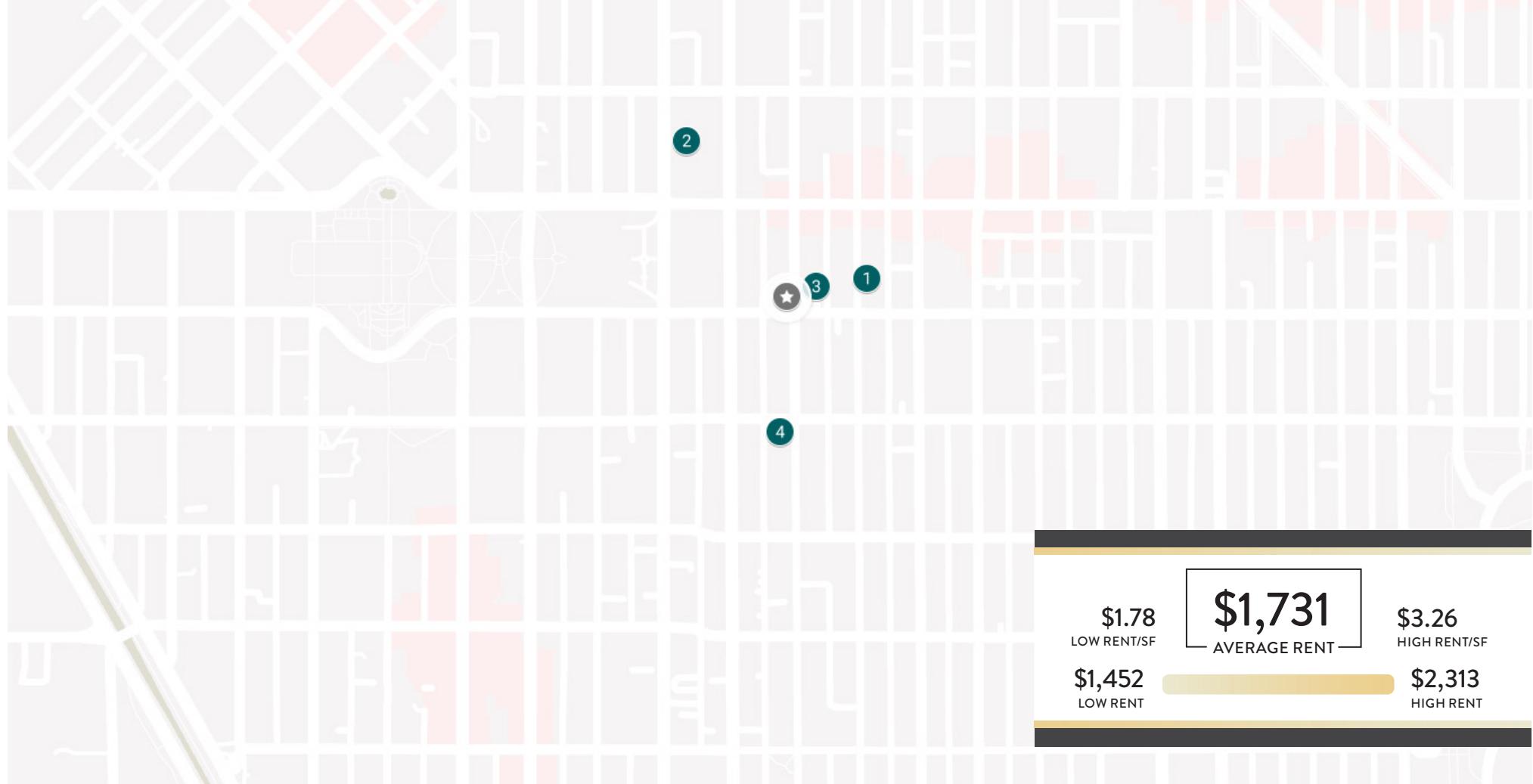
#	PROPERTY	ADDRESS	EFFECTIVE YEAR	# STUDIO UNITS	RENT	SF	RENT / SF
Sub.	Acacia Apartments	429 E 14th Ave	1922/-	24	\$1,011	440	\$2.30
1	-	1317 Pearl St	1926/-	31	\$1,190	255	\$4.67
2	1355 Pearl	1355 Pearl St	1955/-	60	\$1,140	346	\$3.29
3	Brougham Apartments	1424 Pearl St	1957/-	18	\$1,445	481	\$3.26
4	-	1329 Grant St	1924/-	36	\$892	325	\$2.75
5	Harcourt Arms	1350 Sherman St	1930/-	49	\$1,091	429	\$2.63
6	Kimberly Apartments	777 E 14th Ave	1955/-	34	\$1,272	500	\$2.54
7	Nowrwich Apartments	1269 Logan St	1930/-	24	\$1,030	440	\$2.39
8	The Ambassador	1284 Logan St	1928/-	21	\$984	462	\$2.21
9	Logan Court	1461 Logan St	1909/-	15	\$1,159	605	\$2.16
10	1250 Logan	1250 Logan St	1956/-	38	\$1,055	501	\$2.13
11	Hawthorn Apartments	1540 Logan St	1909/-	12	\$902	470	\$2.12
12	The Biltmore	1416 Pennsylvania St	1926/-	14	\$1,018	550	\$2.04
13	Pearl Street Studios	1435 Pearl St	1956/-	34	\$773	400	\$1.93
14	Pencol Apartments	1476 Pennsylvania St	1926/-	37	\$876	698	\$1.37

COMPARABLE RENTS 1-BEDS



#	PROPERTY	ADDRESS	EFFECTIVE YEAR	# 1-BED UNITS	RENT	SF	RENT / SF
Sub.	Acacia Apartments	429 E 14th Ave	1922/-	1	\$1,248	440	\$2.84
1	Brougham Apartments	1424 Pearl St	1957/-	15	\$1,525	481	\$3.26
2	Harcourt Arms	1350 Sherman St	1930/-	14	\$1,256	429	\$2.63
3	Kimberly Apartments	777 E 14th Ave	1955/-	2	\$1,173	500	\$2.54
4	Nowrwich Apartments	1269 Logan St	1930/-	7	\$1,123	440	\$2.39
5	The Ambassador	1284 Logan St	1928/-	10	\$1,102	462	\$2.21
6	Logan Court	1461 Logan St	1909/-	15	\$1,458	605	\$2.16
7	1250 Logan	1250 Logan St	1956/-	2	\$1,257	501	\$2.13
8	Hawthorn Apartments	1540 Logan St	1909/-	19	\$1,059	470	\$2.12
9	Kentom	1540 Grant St	1908/-	21	\$1,578	759	\$2.11
10	The Biltmore	1416 Pennsylvania St	1926/-	16	\$1,060	550	\$2.04
11	Cheesman Arms	1335 Pearl St	1955/-	29	\$1,173	625	\$1.88
12	The Courtyard Apartments	440 E 13th Ave	1923/-	13	\$1,197	753	\$1.78
13	Pencol Apartments	1476 Pennsylvania St	1926/-	9	\$1,271	698	\$1.37

COMPARABLE RENTS 2-BEDS



#	PROPERTY	ADDRESS	EFFECTIVE YEAR	# 2-BED UNITS	RENT	SF	RENT / SF
Sub.	Acacia Apartments	429 E 14th Ave	1922/-	30	\$1,310	770	\$1.70
1	Brougham Apartments	1424 Pearl St	1957/-	3	\$2,313	481	\$3.26
2	Kentom	1540 Grant St	1908/-	11	\$1,641	759	\$2.11
3	The Biltmore	1416 Pennsylvania St	1926/-	6	\$1,518	550	\$2.04
4	The Courtyard Apartments	440 E 13th Ave	1923/-	17	\$1,452	753	\$1.78

INCOME & EXPENSES

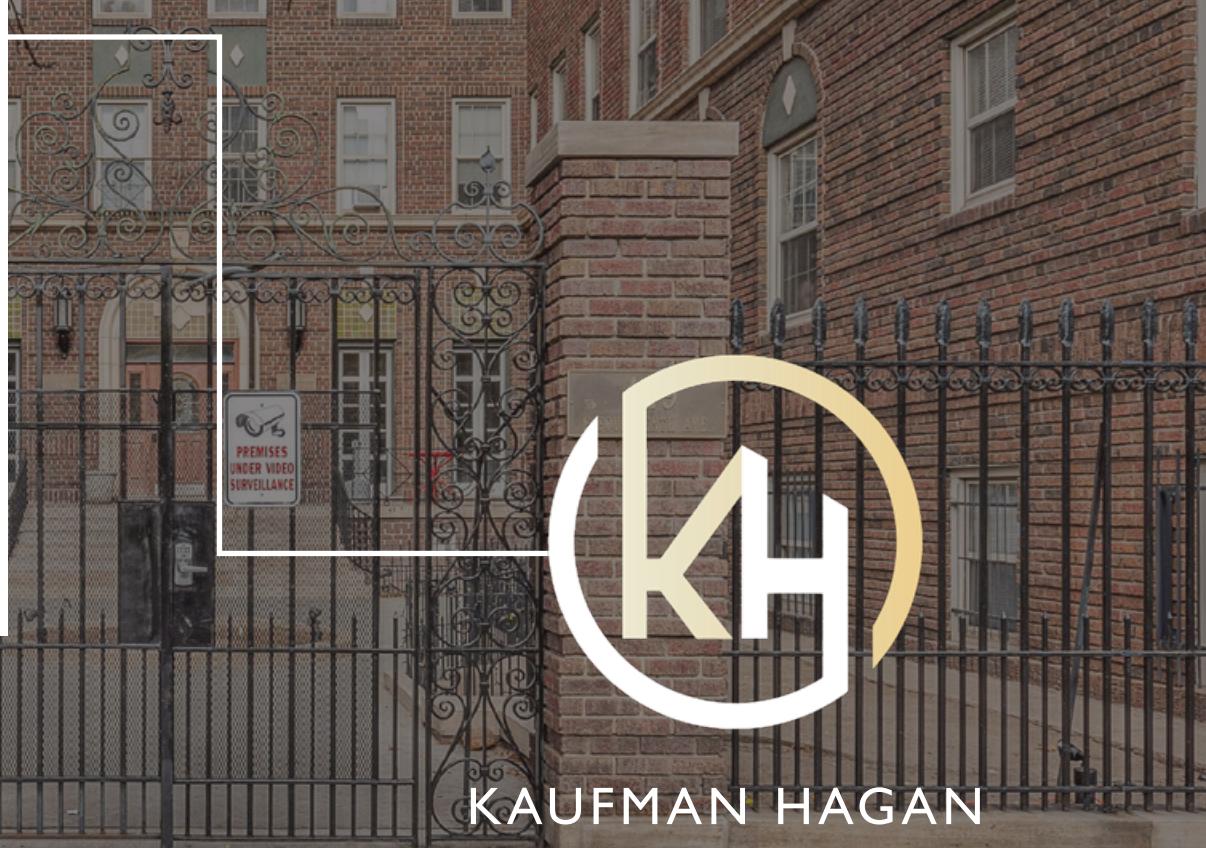
5 YEAR PROJECTION

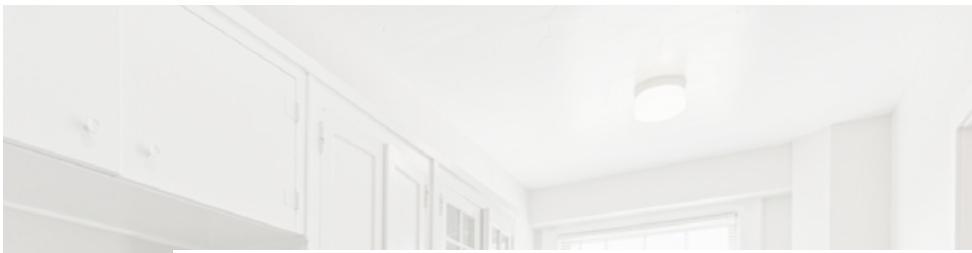
INCOME	CURRENT	PROFORMA (YR 1)	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Gross Potential Rent	\$777,716	\$908,760	\$936,023	\$964,103	\$993,027	\$1,022,817
RUBS	\$32,620	\$32,620	\$33,599	\$34,607	\$35,645	\$36,714
Pet	\$6,404	\$6,404	\$6,596	\$6,794	\$6,998	\$7,208
Laundry	\$6,404	\$6,404	\$6,596	\$6,794	\$6,998	\$7,208
Fee Income	\$14,128	\$14,128	\$14,552	\$14,988	\$15,438	\$15,901
Other Income	\$4,531	\$4,531	\$4,667	\$4,807	\$4,951	\$5,100
GROSS INCOME	\$841,803	\$972,847	\$1,002,032	\$1,032,093	\$1,063,056	\$1,094,948
Vacancy Allowance	\$(38,886)	\$(45,438)	\$(46,801)	\$(48,205)	\$(49,651)	\$(51,141)
TOTAL INCOME	\$802,917	\$927,409	\$955,231	\$983,888	\$1,013,405	\$1,043,807

EXPENSES	CURRENT	PROFORMA (YR 1)	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Property Taxes	\$60,872	\$60,872	\$62,698	\$64,579	\$66,516	\$68,512
Insurance	\$31,752	\$31,752	\$32,705	\$33,686	\$34,696	\$35,737
Utilities	\$51,379	\$51,379	\$52,920	\$54,508	\$56,143	\$57,828
Repairs & Maintenance	\$45,136	\$45,136	\$46,490	\$47,885	\$49,321	\$50,801
Cleaning + Landscaping	\$2,500	\$2,500	\$2,575	\$2,652	\$2,732	\$2,814
Supplies	\$13,750	\$13,750	\$14,163	\$14,587	\$15,025	\$15,476
Office Expense	\$29,973	\$29,973	\$30,872	\$31,798	\$32,752	\$33,735
Management	\$48,175	\$48,175	\$49,620	\$51,109	\$52,642	\$54,221
Marketing	\$3,264	\$3,264	\$3,362	\$3,463	\$3,567	\$3,674
Professional Fees	\$1,517	\$1,517	\$1,563	\$1,609	\$1,658	\$1,707
TOTAL EXPENSES	\$288,318	\$288,318	\$296,968	\$305,877	\$315,053	\$324,504
Expenses Per SF	\$8.82	\$8.82	\$9.09	\$9.36	\$9.64	\$9.93
Expenses Per Unit	\$5,242	\$5,242	\$5,399	\$5,561	\$5,728	\$5,900
NET OPERATING INCOME	\$514,599	\$639,091	\$658,264	\$678,012	\$698,352	\$719,303
Debt Service		\$(158,086)	\$(158,086)	\$(158,086)	\$(158,086)	\$(158,086)
Cash Flow		\$322,920	\$342,092	\$361,840	\$382,181	\$403,131

INVESTMENT CONCLUSIONS

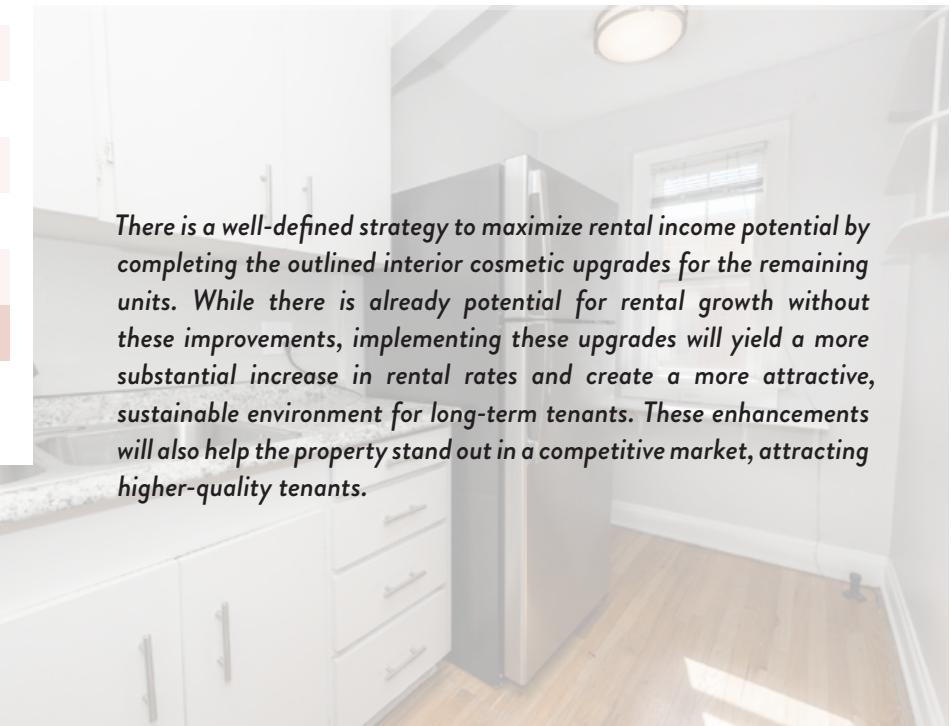
PURCHASE PRICE	\$7,700,000
Total SF:	32,675
Price Per SF:	\$235.65
Total Units:	55
Price Per Unit:	\$140,000
In-Place Cap Rate:	6.68%
Proforma Cap Rate:	8.03%



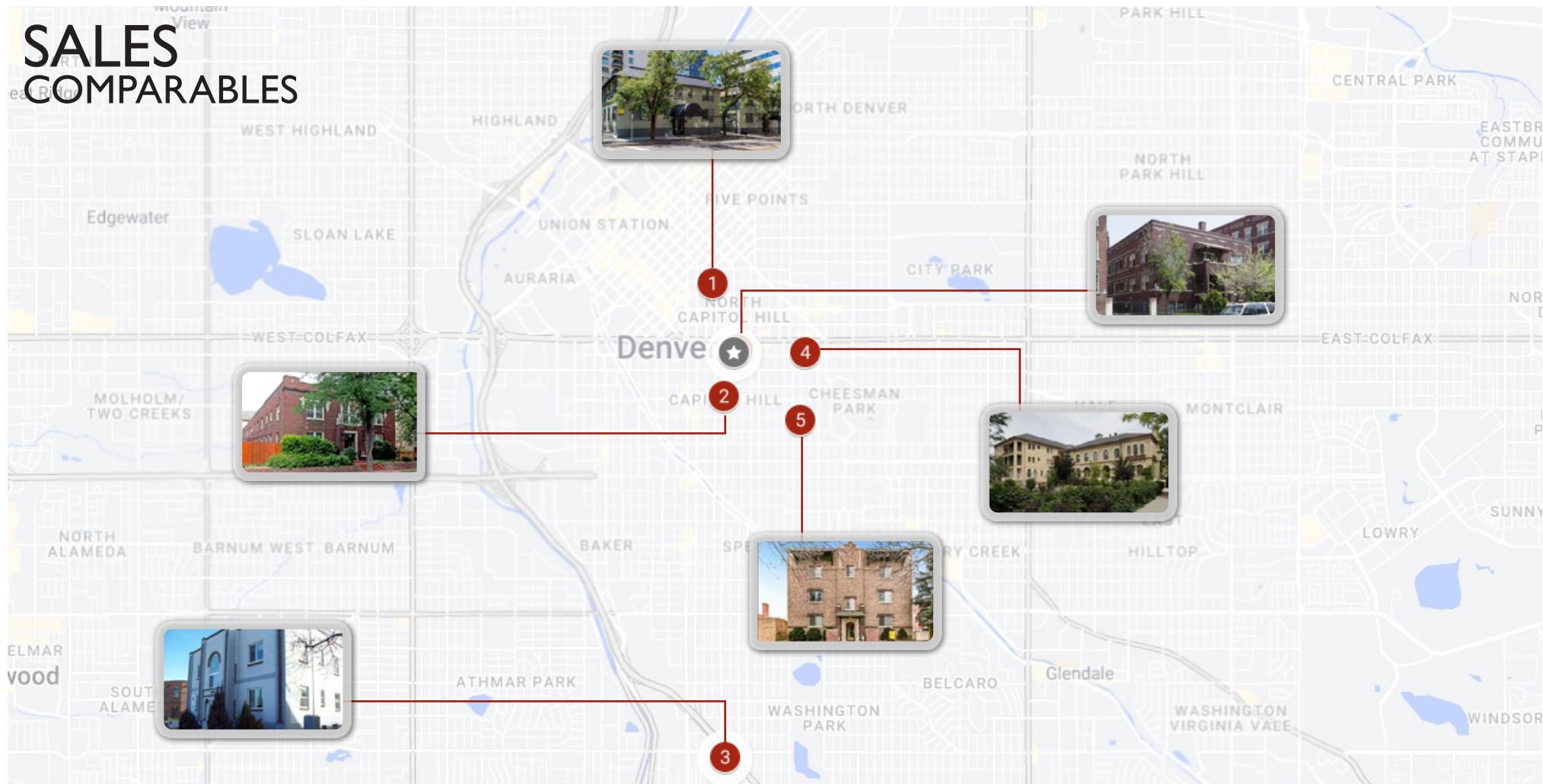


RENOVATIONS SCHEDULE

RENOVATION	# UNITS	TOTAL COST	\$/UNIT
Stainless Steel Appliances	55	\$72,000	\$1,309
Kitchen Backsplashes	55	\$41,250	\$750
Refinish Doors	55	\$24,500	\$445
Bedroom	55	\$62,500	\$1,136
Granite Countertops	55	\$68,750	\$1,250
Kitchen Hardware/Touch-ups	55	\$16,500	\$300
Bathroom Vanity	55	\$13,750	\$250
Paint	55	\$66,000	\$1,200
Lighting/Fans	55	\$44,000	\$800
COST OF RENOVATIONS		\$409,250	



SALES COMPARABLES



#	PROPERTY	ADDRESS	SOLD DATE	PRICE	# UNITS	\$ / UNIT	SF	\$ / SF	YR BUILT
Sub.	Acacia Apartments	429 E 14th Ave, Denver, CO 80204		\$7,700,000	55	\$140,000	32,675	\$235.65	1922
1	Uptown Terrace	230-240 E 19th Ave, Denver, CO 80203	10/14/22	\$8,400,000	34	\$247,058	17,510	\$479.73	1927
2	Dresden Apartments	1115 Logan St, Denver, CO 80203	8/7/23	\$6,200,000	28	\$221,429	12,276	\$505.05	1925
3	1120 S Logan St	1120 S Logan St, Denver, CO 80210	5/22/23	\$3,000,000	15	\$200,000	12,148	\$246.95	1931
4	Wolcott Apartments	1410-1414 Marion St, Denver, CO 80218	5/9/23	\$10,000,000	40	\$250,000	53,044	\$188.52	1896
5	Grace Margaret	967 N Marion St, Denver, CO 80218	4/22/24	\$5,000,000	19	\$263,157	17,093	\$292.52	1929
6	Elaine Apartments	1424 Pennsylvania St, Denver, CO 80203	10/18/22	\$6,900,000	23	\$300,000	15,378	\$448.69	1926

AVERAGES

\$6,583,333

\$246,940

\$360



KAUFMAN HAGAN COMMERCIAL REAL ESTATE





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.

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.



BROKER BIOS

Brandon Kaufman

PRINCIPAL

Brandon Kaufman is a Principal of KH Commercial Real Estate after five years as a Director at previous CRE brokerages, where he brokered over \$800,000,000 in various types of real estate, focusing primarily on existing multifamily as well as development sites. During this time, he was awarded the 2018 DMCAR Young Broker of the Year award. At KH, he continues to promote positive collaboration to best assist with the company's client needs. He takes great pride in setting high expectations for himself, and delivering on those expectations for the sake of his clients.

Prior to real estate, Brandon had many athletic ventures that assisted in his fast growth in the competitive environment of commercial real estate. Most notably, he spent two years playing for the NFL with the Buffalo Bills (2013-2014), and in 2016 played for the Gold Coast Suns of the Australian Football League. During his time playing professional football, Brandon was a partner at Just Results Fitness in Broomfield, Colorado, while also establishing a Wide Receiver Academy for high school and collegiate football athletes, whom he still works with to this day. Having been in a world of high-level competition and professionalism previously, Brandon's athlete experience has given him a great disposition to represent KH clients in the best light.

When not in the office, Brandon enjoys spending time with his wife and three children. His interests all lie in being around family, including coaching his nephews and younger sister, golfing with his dad, and going to concerts and Denver sporting events with his wife and friends.



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Ryan Floyd

BROKER

Ryan is a seasoned real estate broker well-versed in transactions across all commercial asset classes. Ryan has a proven track record of transforming “one off” investors into multi-transaction clients and quickly growing market share from scratch.

He excels in developing processes and systems that streamline deal-making, even crafting a top-notch CRM for real estate professionals to optimize every facet of their business. With an impressive portfolio of 550+ end-to-end transactions, Ryan consistently ensures a smooth and efficient process for clients.

Ryan is the father of three teenage boys and enjoys coaching in their many sporting events on his busy weekends.



 720-335-1469

 rfloyd@khcommercial.com

 LIC#: FA0400326

Andrew Vollert

BROKER

Andrew is a relationship-driven broker who specializes in the acquisition and disposition of multifamily properties in the Front Range. As a natural analytical thinker, he combines a direct and informed approach with a passion for excellence to deliver top-tier investment services. His unwavering work ethic ensures clients receive the highest level of dedication and attention to detail throughout every transaction.

Before transitioning to real estate, Andrew played four seasons in the NFL with the Arizona Cardinals, Cincinnati Bengals, Los Angeles Chargers, Carolina Panthers, and Indianapolis Colts. Competing at the highest level honed his discipline, perseverance, and consistency—qualities he now brings to representing KH clients with skill and dedication.

In his free time, Andrew enjoys spending time with his wife and two sons, playing chess and basketball, and continuing to learn about business, finance, and real estate.



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 LIC#: FA100097790

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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The Acacia Apartments

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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 The Acacia Apartments 429 E 14th Ave, Denver, CO 80204 (“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.

