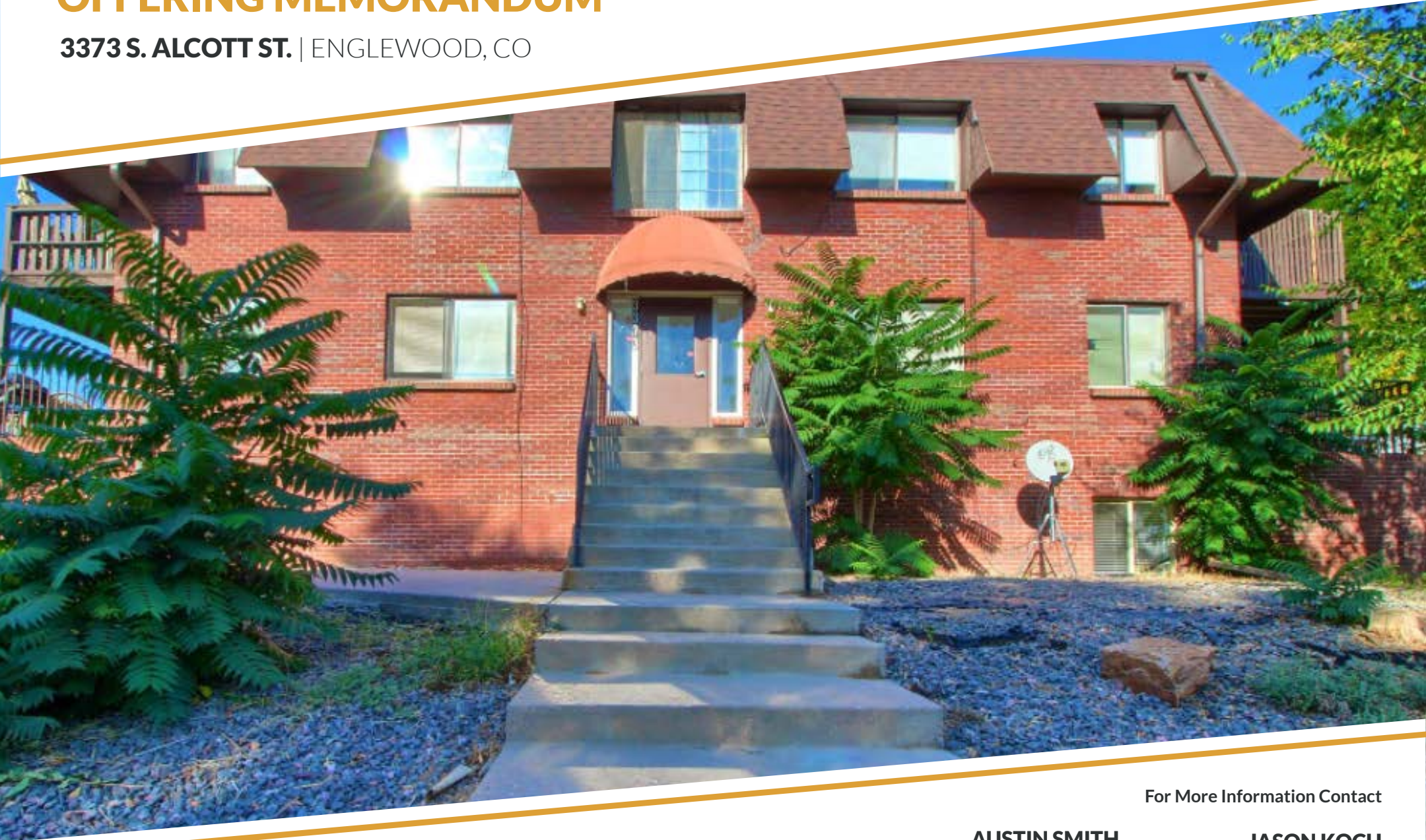


OFFERING MEMORANDUM

3373 S. ALCOTT ST. | ENGLEWOOD, CO



For More Information Contact

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CONFIDENTIALITY DISCLAIMER

This confidential Offering Memorandum, has been prepared by Nexus Commercial Realty for use by a limited number of qualified parties. This Offering Memorandum has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial real estate projects and developments. Nexus Commercial Realty recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property located at 3373 Alcott Street located in Englewood, Colorado (the "Property") and of all of the information provided herein related to the Property. By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements or information provided Nexus Commercial Realty or its brokers.

Nexus Commercial Realty makes no guarantee, warranty or representation about the completeness or accuracy of the information set forth in this Offering Memorandum. You are responsible to independently verify its accuracy and completeness. Nexus Commercial Realty has prepared the information concerning the Property based upon assumptions relating to the general economy, its knowledge of other similar properties in the market, and on other market assumptions including factors beyond the control of the Nexus Commercial Realty and the Owner of the Property. Nexus Commercial Realty make no representation or warranty as to either the accuracy or completeness of the information contained herein, and the information set forth in this Offering Memorandum in not intended to be a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be accurate, Nexus Commercial Realty and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further Nexus Commercial Realty and the Property Owner disclaim any and all liability for any express or implied representations and warranties contained in, or for any omissions from, the Offering Memorandum and for any other written or oral communication transmitted or made available to you. Nexus Commercial Realty shall make available to you, as a qualified prospective investor, additional information concerning the Property and an opportunity to inspect the Property upon written request.

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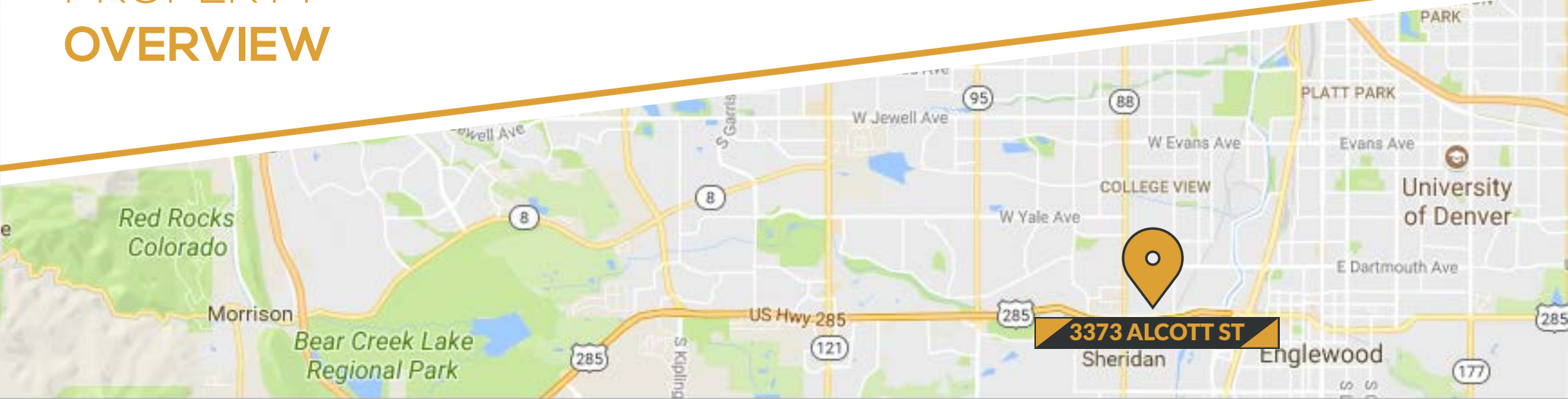
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PROPERTY OVERVIEW



PROPERTY OVERVIEW

Address:	3373 Alcott Street Englewood, CO 80110
Type:	Multi-family Apartments
Units:	6 Units, 8 Commercial Garages
Building SF:	10,050 SF
Parking:	14
Land:	0.43 AC
Zoning:	RES-SFLL
Year Built:	1981

SYSTEMS

Gas / Elec	Separate Meters/Garages, Common Areas, and Garden Level Units Share Meter
Water:	Denver Water
Trash:	Republic
Roof:	Flat
Heating:	Boiler
Cooling:	Separate A/C all units

INVESTMENT SUMMARY

Purchase Price	\$1,500,000
Per Unit	\$107,143
Price Per Foot	\$149

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PROPERTY PHOTOS



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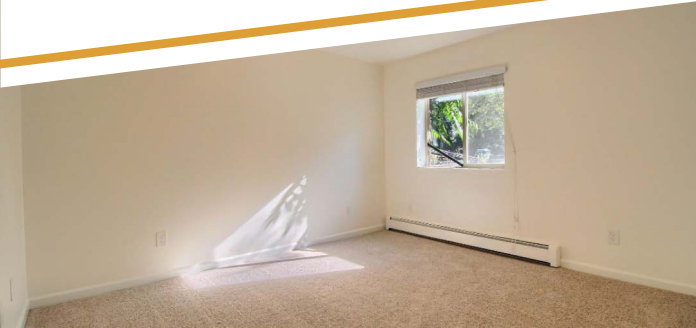
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PROPERTY PHOTOS



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PROPERTY AERIAL



S. BRYANT ST.

SALCOTT ST.

W. GIRARD AVE.

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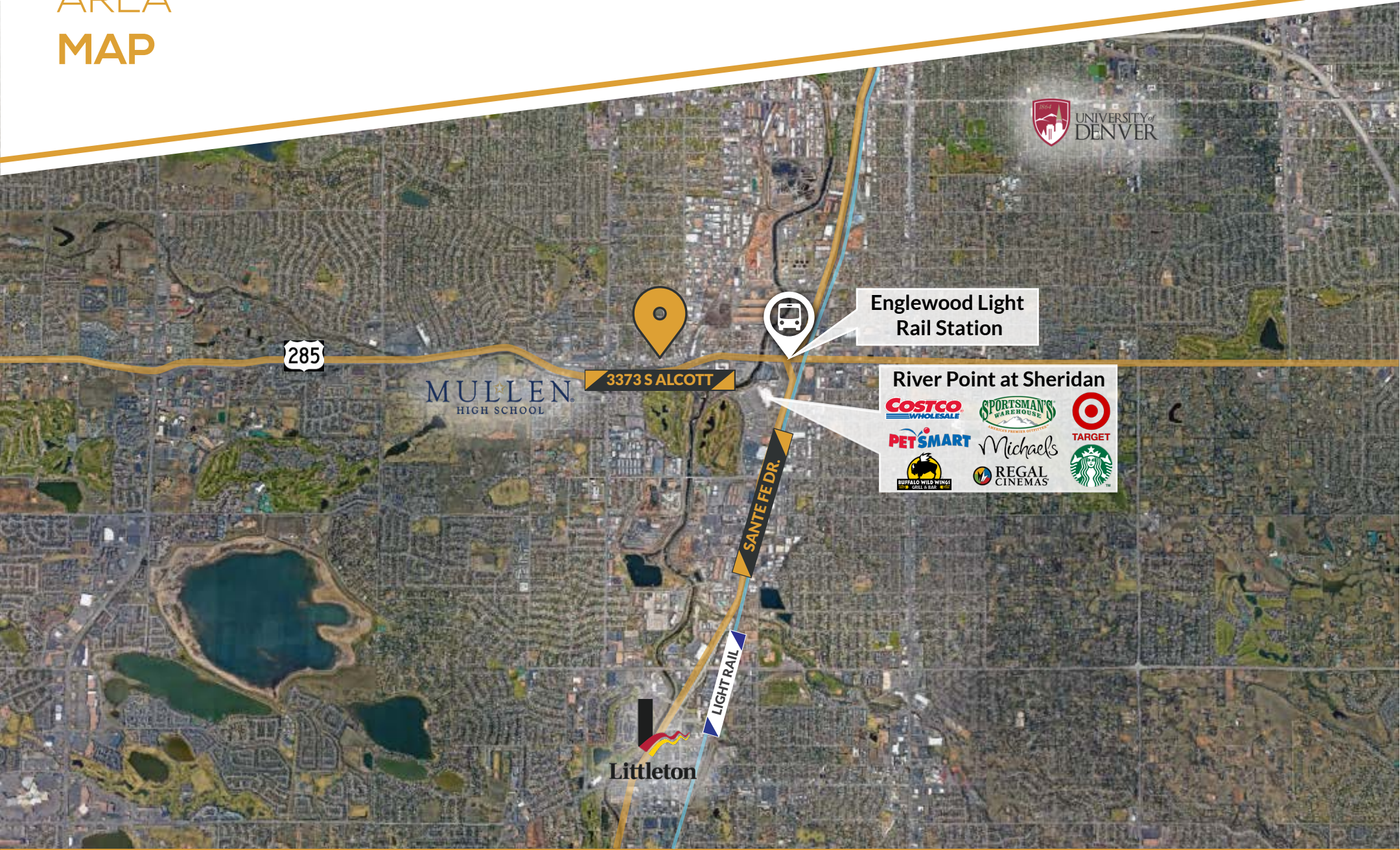
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AREA MAP



Englewood Light Rail Station

285

MULLEN HIGH SCHOOL

3373 S ALCOTT

River Point at Sheridan



SANTE FE DR.

LIGHT RAIL

Littleton

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INVESTMENT SUMMARY

INVESTMENT SUMMARY	
Purchase Price:	\$1,500,000
Units:	14
Price Per Unit:	\$107,143
Total SF:	10,050
Price Per SF:	\$149
T12 Cap Rate:	6.16%
Year 1 Cap Rate:	6.47%
Year 1 Cash Flows:	\$32,344
5 Year IRR:	24.03%

DEBT SUMMARY	
Loan to Value:	75.00%
Loan Amount:	\$1,200,000
Loan Term:	30
Interest Rate:	4.00%
Interest Only Period:	None
Amortization:	30 Years

INVESTMENT HIGHLIGHTS

- 6 unit apartment building with 8 commercial garages
- Large 850 SF 2 bd/1 ba units, 4 with balconies
- Value Add Opportunity (apartment building and garages)
- Close to US 285 and S. Santa Fe Dr.
- Possibility of splitting garages and apartments into separate lots
- Across US 285 from River Point at Sheridan
- \$80,000 Critical Capital Improvements in the last 18 months (new roof, full boiler repair, half the units refurbished)

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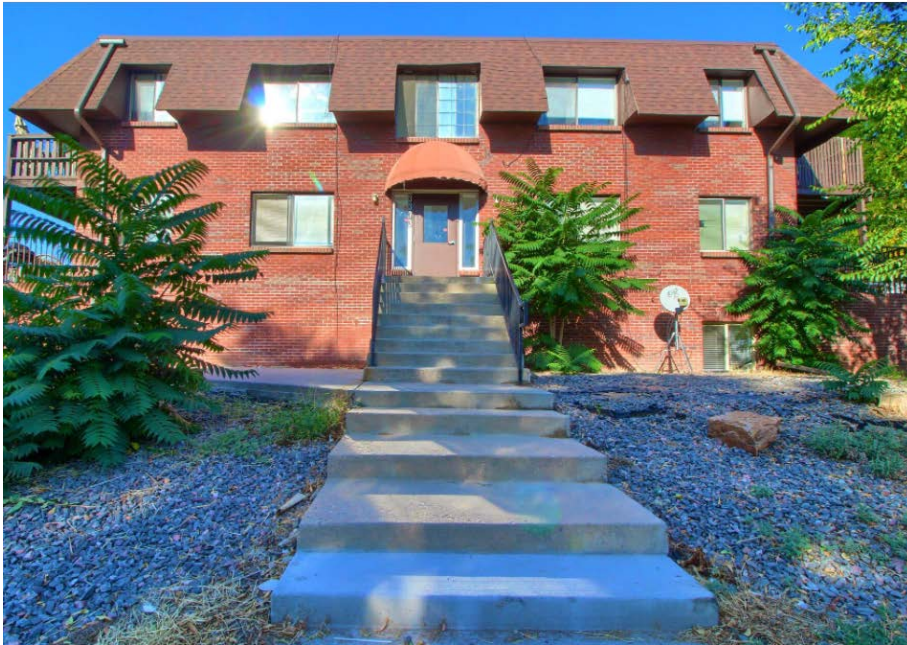
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RENT ROLL ANALYSIS

UNIT SUMMARY:

Unit Type	Unit Amount	Unit SF	Current Ave. Rent	Current Rent / SF	Market Rent	Market Rent / SF
Garage	8	550	\$411	\$0.75	\$480	\$0.88
2bd/1ba	6	850	\$1,043	\$1.23	\$1,200	\$1.41



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FINANCIALS

INCOME STATEMENT

REVENUE	Year Ending	Year 1	Year 2	Year 3
Gross Potential Revenue	\$127,680	\$132,600	\$136,578	\$140,675
(Vacancy)	(\$6,384)	(\$6,630)	(\$6,829)	(\$7,034)
Rental Revenue	\$121,296	\$125,970	\$129,749	\$133,642
Other Income	\$1,800	\$1,800	\$1,854	\$1,910
Effective Gross Revenue	\$123,096	\$127,770	\$131,603	\$135,551
EXPENSES				
Repairs and Maintenance	(\$4,200)	(\$4,200)	(\$4,326)	(\$4,456)
Utilities	(\$8,160)	(\$8,160)	(\$8,405)	(\$8,657)
Insurance	(\$4,140)	(\$4,140)	(\$4,264)	(\$4,392)
Real Estate Taxes	(\$3,840)	(\$3,840)	(\$3,955)	(\$4,074)
Property Management	(\$9,848)	(\$9,848)	(\$10,143)	(\$10,448)
Admin and Other	(\$500)	(\$500)	(\$515)	(\$530)
Total Expenses	(\$30,688)	(\$30,688)	(\$31,609)	(\$32,557)
Expenses Per Unit	(\$2,192)	(\$2,192)	(\$2,258)	(\$2,325)
Net Operating Income	\$92,408	\$97,082	\$99,994	\$102,994
Cap Rate	6.16%	6.47%	6.67%	6.87%
Debt Service - Yr 1	(\$64,738)	(\$64,738)	(\$64,738)	(\$64,738)
Total Cash Flow	\$27,670	\$32,344	\$35,256	\$38,256
Cash on Cash Return	7.38%	8.63%	9.4%	10.20%

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Investment Advisor

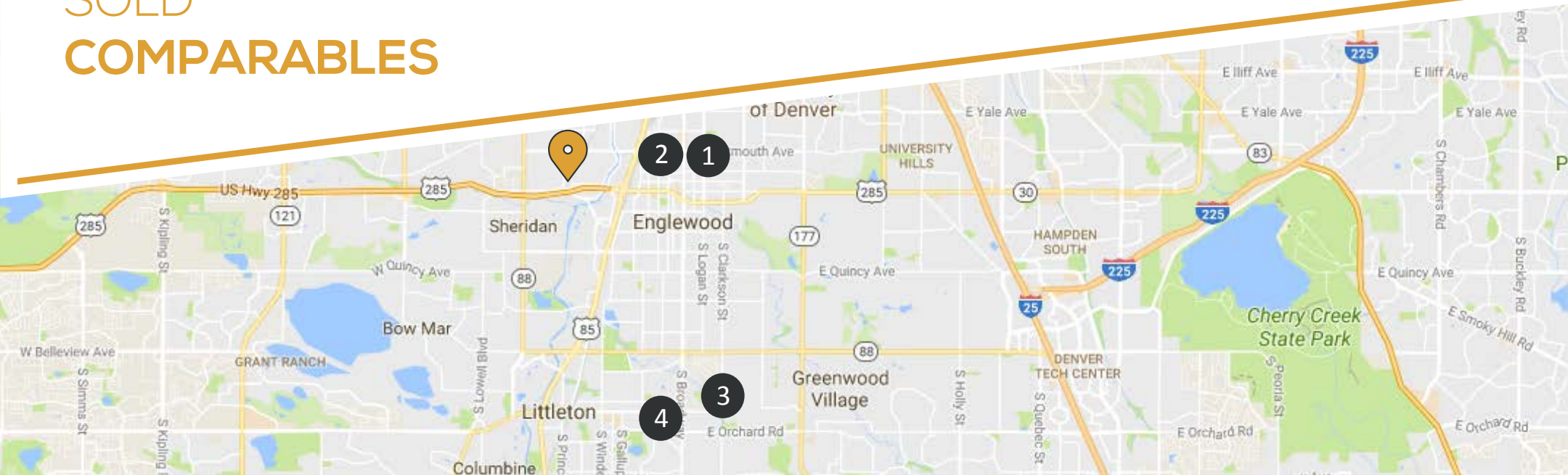
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SOLD COMPARABLES



# Comp	Address	Units	Building SF	Sale Price	Price Per Unit	Price Per Foot	Cap Rate
SUBJECT PROPERTY	3373 South Alcott St. Englewood, CO	14	10,050	\$1,500,000	\$107,143	\$149	6.16%
1	3201 S. Sherman St.	11	7,980	\$1,510,000	\$137,272.73	\$189.22	5.57%
2	5324 S. Huron St.	7	6,223	\$1,025,000	\$146,428.57	\$164.71	6.12%
3	5701 S. Pearl St.	7	7,268	\$1,125,000	\$160,714.29	\$154.79	5.82%
4	5787 S. Bannock St.	6	5,280	\$900,000	\$150,000.00	\$170.45	6.02%
Averages				\$1,140,000	\$148,604	\$170	5.88%

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LOCATION OVERVIEW



Englewood is a Home Rule Municipality located in Arapahoe County, Colorado, United States. Englewood is part of the Denver-Aurora Metropolitan Area. Englewood is located in the South Platte River Valley east of the Front Range and immediately south of central Denver. Downtown is located immediately east of the confluence of Little Dry Creek and the South Platte River, between Santa Fe Drive and Broadway. Englewood is the fourth most populous city in Arapahoe County.

With outstanding access, Englewood is ideally situated for residents, businesses, and visitors. Englewood boasts a strong employee base and business-friendly government; it has long been the location of choice for successful business.

Business Facts:

- Englewood is home to 1,602 businesses within industrial, manufacturing, and service sectors
- Englewood has a full-time employment base of 24,800 jobs
- 11,360 jobs in the office and professional sector
- 4,600 jobs within retail sector
- 8,800 jobs in the industrial and commercial zoned land area

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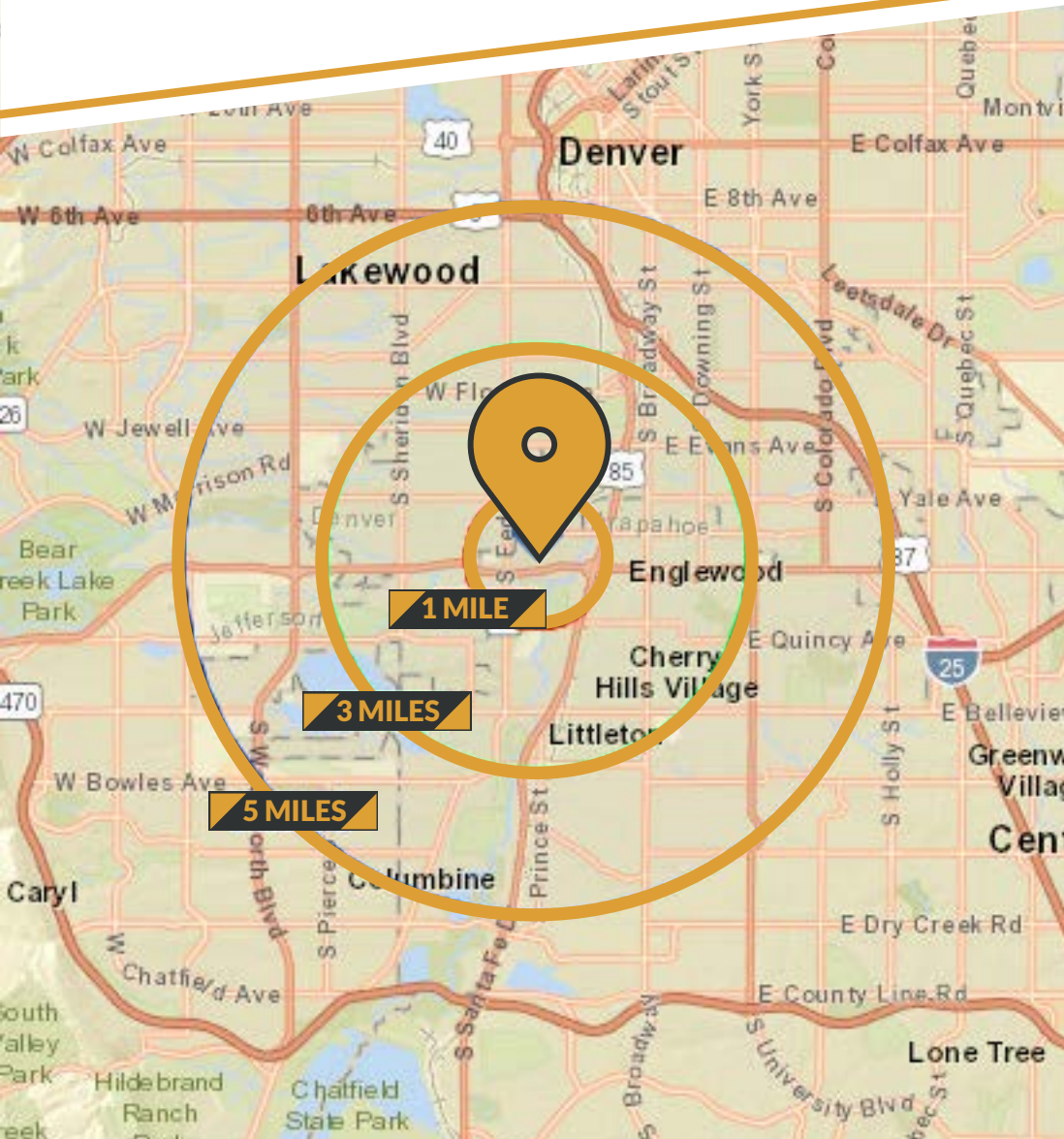
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DEMOGRAPHICS



2017 Summary

	1 Mile	3 Miles	5 Miles
Population	12,950	141,399	368,952
Households	4,827	57,011	151,753
Families	2,838	32,448	84,214
Average Household Size	2.62	2.45	2.39
Owner Occupied Housing Units	1,648	29,242	80,969
Renter Occupied Housing Units	3,179	27,769	70,784
Median Age	32.8	36.1	36.5
Median Household Income	\$36,474	\$51,489	\$57,516
Average Household Income	\$48,722	\$69,456	\$85,890

2022 Summary

	1 Mile	3 Miles	5 Miles
Population	14,173	151,837	396,141
Households	5,281	60,908	162,418
Families	3,091	34,584	89,725
Average Household Size	2.62	2.46	2.40
Owner Occupied Housing Units	1,837	31,238	86,374
Renter Occupied Housing Units	3,445	29,670	76,044
Median Age	33.5	36.7	37.1
Median Household Income	\$39,650	\$56,486	\$65,829
Average Household Income	\$55,915	\$79,467	\$98,181

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THE NEXUS PEOPLE

NOT YOUR AVERAGE BROKERS.



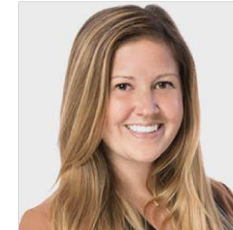
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As a team, we might not appear as your typical brokerage – and that’s by design. You might find us in jeans instead of slacks, outside meeting people instead of in our office, and overall approaching this business with a different flare. Even though we’ve been in the industry for more than two decades, we are as enthusiastic, energetic and collaborative as when we first started. At Nexus, there is no internal competition because our purpose is aligned in achieving the goals desired by our clients first. Please contact any of us to find out what makes us different and if we can help you achieve your wealth goals.

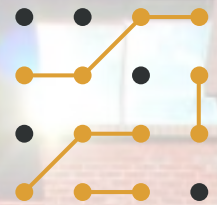
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NEXUS

COMMERCIAL REALTY

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