



6380 S BOSTON ST APARTMENTS

CONFIDENTIAL OFFERING MEMORANDUM

22 UNITS | GREENWOOD VILLAGE, COLORADO

EXECUTIVE SUMMARY

6380 S Boston Street presents a compelling opportunity to acquire a well-located multifamily asset in the highly desirable Centennial submarket of the Denver MSA. Positioned in a strong residential corridor with convenient access to major employment centers, retail amenities, and transportation routes, the property offers both in-place cash flow and clear value-add upside.

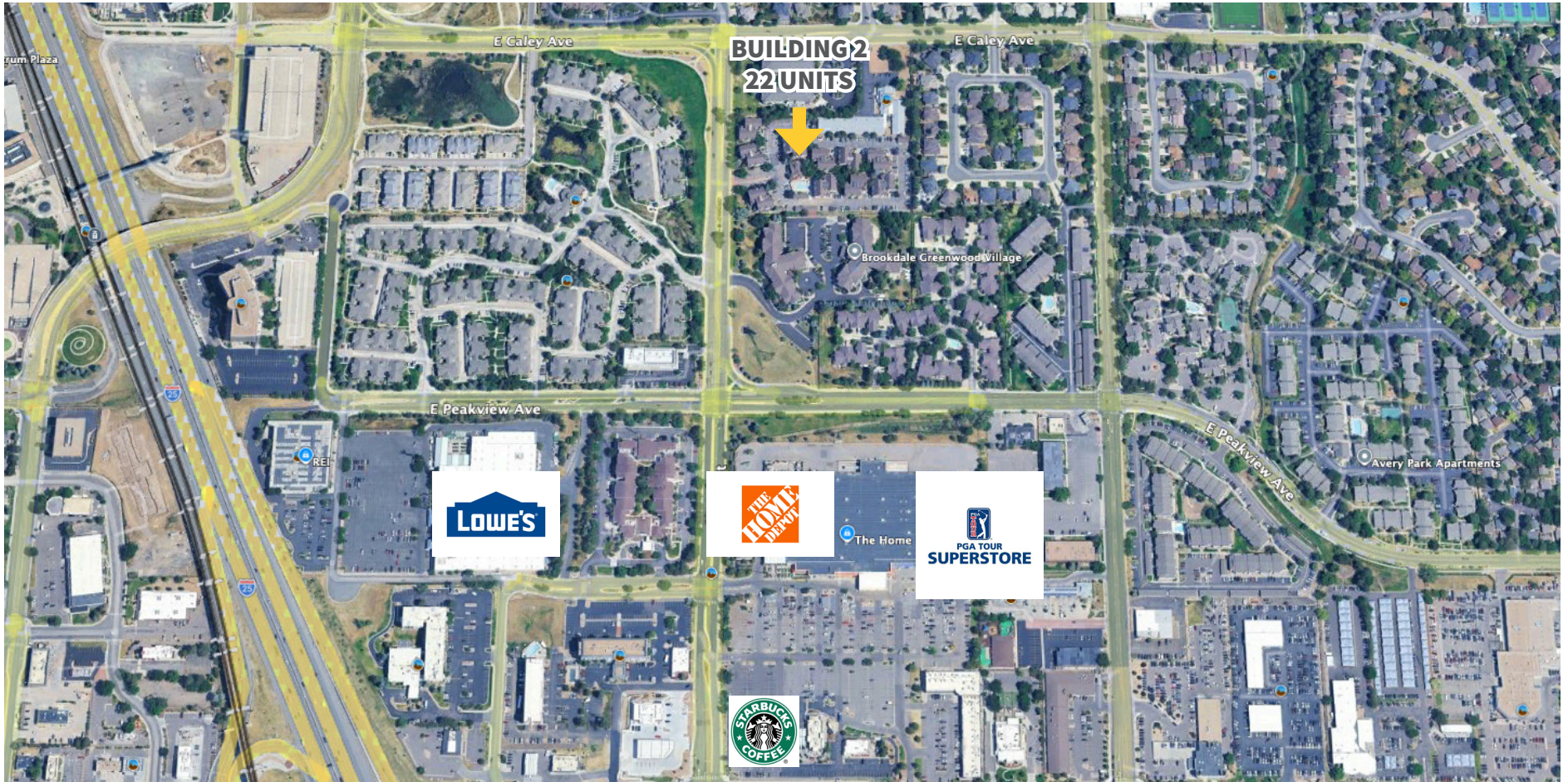
This asset is ideally suited for investors seeking a stabilization play with rental upside, operational efficiencies, and long-term appreciation in one of Colorado's most consistently performing rental markets.

BRANDON SCHMIDT
303-359-1522
BRANDON@CRESTHAWK.COM



PROPERTY OVERVIEW





CURRENT PROPERTY OVERVIEW

Strong Submarket Fundamentals

Located in Centennial, one of the most stable and desirable suburban markets in the Denver metro, supported by strong household incomes, quality schools, and proximity to the Denver Tech Center.

Value-Add Opportunity

Opportunity to increase rents through converting to longterm leasing and or Corporate housing

High Demand Rental Corridor

Consistent tenant demand driven by nearby employment hubs, retail centers, and commuter accessibility.

Attractive Unit Mix

Functional layouts of studios and 1 bedrooms appealing to a broad tenant base, supporting stable occupancy and leasing velocity.

Ease of Management

Efficient property layout allows for streamlined operations and reduced overhead.

PROPERTY LOCATION VALUES

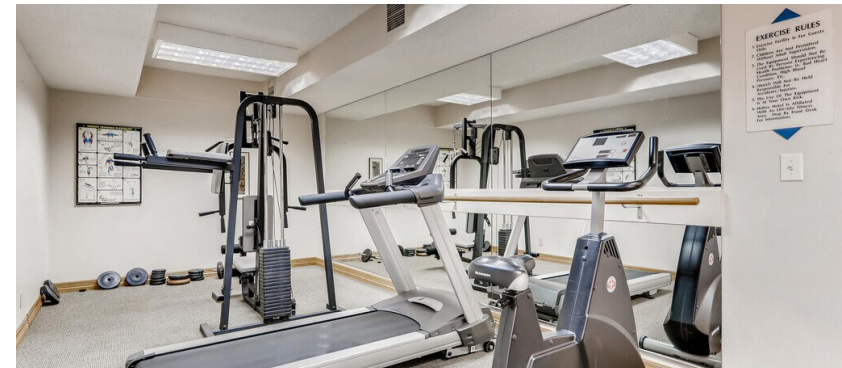
- Turn-Key Asset in Strong Commerce Location
- 18/22 Units Have Been Significantly Updated with New Bathrooms and Kitchens with Granite Countertops
- Just 1/4 Mile from loads of strong retail, shopping grocery and more
- Excellent Neighborhood Demographics and income levels.



PROPERTY INFORMATION

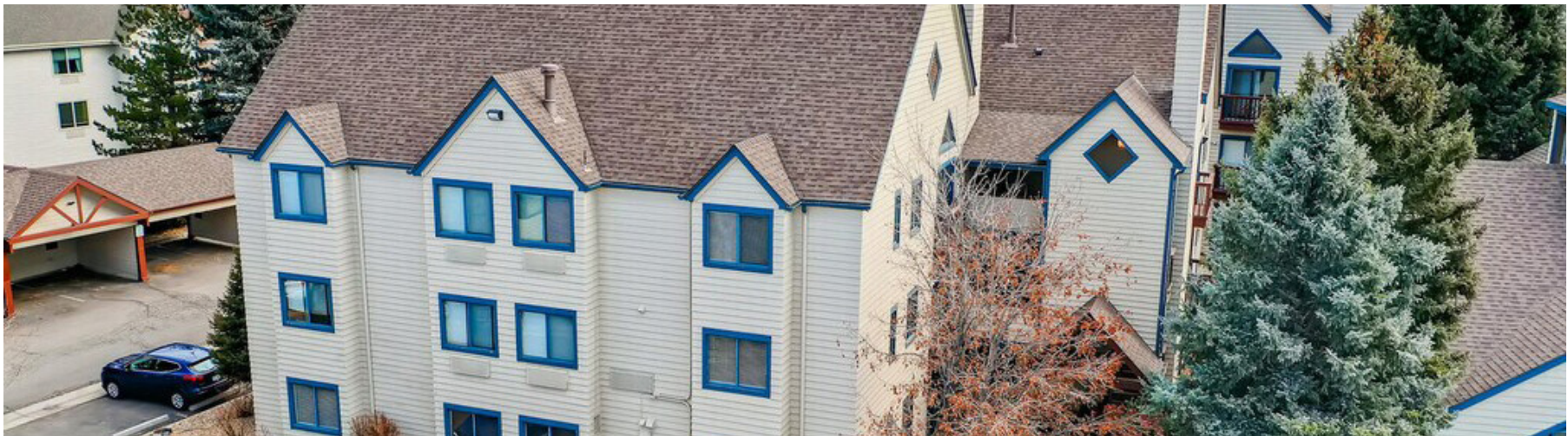
PROPERTY DETAILS	
PROPERTY ADDRESS	6380 S BOSTON ST BLVD
YEAR BUILT	1988
NUMBER OF UNITS	22
TOTAL NET RENTABLE AREA	9,780 SQ FT
AVERAGE UNIT SIZE	431 SQ FT
NUMBER OF BUILDINGS	21
NUMBER OF STORIES	3
PARKING	SURFACE PARKING

CONSTRUCTION DETAILS	
EXTERIOR FINISH	SIDING
FOUNDATION	CONCRETE SLAB
FRAME	WOOD FRAME
ROOFS	ASPHALT SHINGLE/MEMBRANE
WATER HEATER	WATER HEATER
HEAT	INDIVIDUAL FURNACES & WINDOW UNITS
COOLING	EITHER WINDOW UNITS OR A/C
WIRING	COPPER WIRING
WASHER/DRYERS	IN 1 BEDROOM UNITS



UTILITY INFORMATION

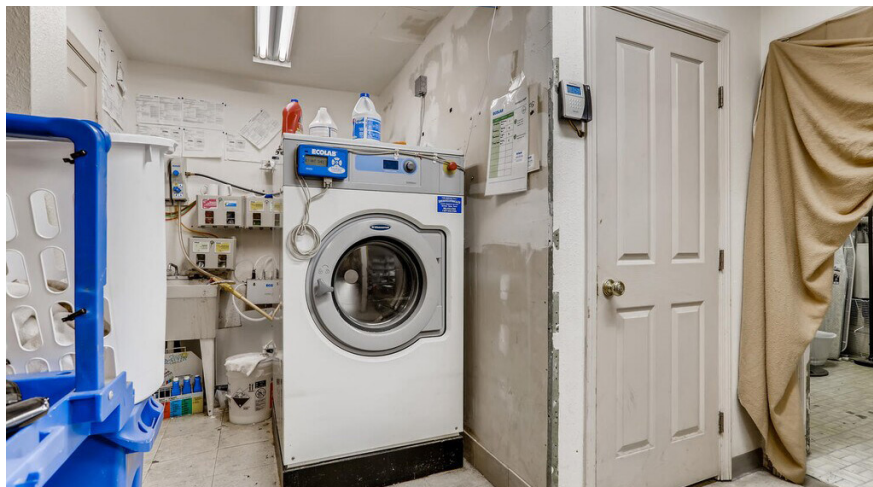
UTILITY	METERED	PAID BY
ELECTRICITY	METERED	OWNER PAID
GAS	MASTER METERED	OWNER PAID
WATER/SEWER	MASTER METERED	OWNER PAID
TRASH	N/A	OWNER PAID
CABLE/INTERNET	N/A	PAID BY RESIDENT



PROPERTY PHOTOS



PROPERTY PHOTOS



FINANCIAL INFORMATION



UNIT MIX

IN PLACE EFFECTIVE RENTS

UNIT DESCRIPTION	# OF UNITS	SQ. FT.	NRSF	ASKING RENT	RENT PER SF	TOTAL/MONTH	TOTAL/ANNUAL
1X1	11	575	6,325	\$1850	\$3.21	\$20,350	\$244,200
STUDIOS	11	288	3,126	\$1450	\$5.03	\$15,950	\$191,400
TOTAL/AVERAGE	22	431	9,451	\$1650	\$4.12	\$36,300	\$435,600

PROJECTED RENTS

UNIT DESCRIPTION	# OF UNITS	SQ. FT.	NRSF	ASKING RENT	RENT PER SF	TOTAL/MONTH	TOTAL/ANNUAL
1X1	11	575	6,325	\$2,250	\$3.91	\$24,750	\$297,000
STUDIOS	11	288	3,126	\$1450	\$5.03	\$15,950	\$191,400
TOTAL/AVERAGE	22	431	9,451	\$1850	\$4.47	\$40,700	\$488,400

2025 INCOME & PROFORMA

	2025	PROFORMA
GROSS COLLECTED RENT (PROFORMA GROSS POTENTIAL RENT)	\$457,756.17	\$488,400
PHYSICAL VACANCY (5% PRO FORMA VACANCY)		(\$24,420)
NET RENTAL INCOME		\$463,980
OTHER INCOME		
UTILITY REIMBURSEMENT / (% OF UTIL BILLS)		\$19,800
OTHER INCOME (INCLUSIVE ADDING 22 UNITS)		\$5,280.00
EFFECTIVE GROSS INCOME	\$457,756.17	\$489,060.00
EXPENSES		
TAXES	\$21,929	\$21,929
INSURANCE	\$10,822	\$10,822
REPAIRS & MAINTENANCE	\$4,266	\$22,000
GENERAL & ADMINISTRATIVE	\$8,275	\$10,650
MANAGEMENT	\$43,667	\$34,234
CLEANING	\$31,282	\$0
UTILITIES	\$46,864	\$47,825
HOA	\$35,584	\$35,584
TURNOVER / MAKE-READY		
PAYROLL		
TOTAL EXPENSES	\$202,689	\$183,044
NET OPERATING INCOME	\$255,068	\$306,016
RESERVES	\$5500	\$5500
NOI AFTER RESERVES	\$249,568	\$300,516

SALE COMPS

PROPERTY NAME	ADDRESS	CITY	ZIP CODE	STATE	SALE DATE	SOLD PRICE	PRICE/UNIT	NUMBER OF UNITS
SPRUCEWOOD APARTMENTS	3305 S CLARKSON ST	ENGLEWOOD	80113	CO	06/24/2025	\$2,800,000	\$164,705.88	17
750 S FEDERAL BLVD DENVER CO 80219	750 S FEDERAL BLVD	DENVER	80219	CO	02/18/2026	\$5,000,000	\$138,888.89	36
44 S SHERMAN ST DENVER CO 80209	44 S SHERMAN ST	DENVER	80209	CO	02/27/2026	\$1,975,000	\$151,923.08	13
RIDGEWOOD APARTMENTS	3300 S CLARKSON ST	ENGLEWOOD	80113	CO	10/09/2025	\$1,572,500	\$157,250.00	10
LITTLETON PARK APARTMENTS	791 W PRENTICE AVE	LITTLETON	80120	CO	01/06/2026	\$1,777,500	\$148,125.00	12
3651 S CHEROKEE ST	3651 S CHEROKEE ST	ENGLEWOOD	80110	CO	07/01/2025	\$2,500,000	\$156,250.00	16
551 S FAIRFAX ST	551 S FAIRFAX ST	DENVER	80246	CO	11/04/2025	\$2,450,000	\$204,166.67	12
5353 E YALE AVE DENVER CO 80222-6902	5353 E YALE AVE	DENVER	80222-6902	CO	05/14/2025	\$3,350,000	\$98,529.41	34
DEVILLE & WASHINGTON PLAZA APARTMENTS	534 N WASHINGTON ST	DENVER	80203-3871	CO	07/16/2025	\$2,300,000	\$135,294.12	17
MULTIPLE APN	500 DAYTON ST	AURORA	80010	CO	01/26/2026	\$4,900,000	\$119,512.20	41
KIRKMOORE APARTMENTS	5944 S DATURA ST	LITTLETON	80120	CO	03/02/2026	\$3,150,000	\$121,153.85	26

DISCLAIMERS

This Offering Memorandum (“OM”) has been prepared solely for the purpose of providing preliminary information regarding the property located at **6380 S Boston Street, Centennial, Colorado** (the “Property”). This OM is intended for the exclusive use of the recipient and is furnished on a confidential basis.

The information contained herein has been obtained from sources believed to be reliable; however, neither the Owner nor any of its representatives, affiliates, or agents make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein. All information is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease, or financing, or withdrawal without notice.

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Prospective purchasers are advised to conduct their own independent investigations and due diligence concerning the Property, including, but not limited to, physical condition, financial performance, legal compliance, zoning, environmental matters, and all other factors deemed relevant. Any projections, assumptions, or estimates contained herein are for illustrative purposes only and are not guaranteed.

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