



Nevada Courtyard

4439 W. Nevada Place | Denver, CO

OFFERING SUMMARY

UNIT MIX SUMMARY

Unit Type	No. of Units	Avg. Rentable SF	Total Rentable SF	Current Rent/Unit	Current Rent/SF	Total Current Rent	Pro Forma Rent/Unit	Pro Forma Rent/SF	Total Pro Forma Rent
2BD/1BA	9	625 SF	5,625 SF	\$1,287	\$2.06	\$11,580	\$1,350	\$2.16	\$12,150
Totals/Wtd. Avg:	9	625 SF	5,625 SF	\$1,287	\$2.06	\$11,580	\$1,350	\$2.16	\$12,150

Investment Summary

Year Built	1956
Renovation Year	2016
Units	9
Zoning	E-TU-C
Stories	1
Lot Size (SF)	12,500
Total Building SF	6,420
Average Unit Size (SF)	625
Occupancy	100%

THE OFFERING

Greysteel is pleased to present the opportunity to acquire Nevada Courtyard Apartments, a professionally-managed residential community in North-West Denver. The garden-style property is well-maintained featuring little to no deferred maintenance and contains nine (9) two-bedroom apartments. All of the units received measured interior upgrades in 2016 including upgrades to cabinetry, appliances, countertops, bathrooms, and flooring. Investors will have the opportunity to drive value by implementing a continuation of the kitchen/bathroom improvements securing additional rent premiums from the large workforce renter base in Denver and the surrounding area. The community offers amenities such as on-site parking, walk-up entrance, and rear patios, as well as on-site laundry.

INVESTMENT HIGHLIGHTS

- Nevada Courtyard Apartments presents the opportunity to acquire a value-add apartment community with significant future growth prospects.
- Stabilized rent with additional upside potential.





AREA MAP

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|-------------------------------------|------------------------------|--------------------------|
| ① Colorado Mills | ⑧ Denver Zoo | ⑮ Pepsi Center |
| ② Colorado State Capitol | ⑨ Downtown Aquarium | ⑯ Red Rocks Amphitheater |
| ③ Coors Field | ⑩ Lamar Station Plaza | ⑰ Mile High Stadium |
| ④ Denver Art Museum | ⑪ Larimer Square | ⑱ Union Station |
| ⑤ Denver Botanic Gardens | ⑫ LoDo | ⑲ University of Denver |
| ⑥ Denver Health | ⑬ Museum of Contemporary Art | |
| ⑦ Denver Museum of Nature & Science | ⑭ Paramount Theatre | |



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