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Nevada Courtyard

4439 W. Nevada Place | Denver, CO

OFFERING SUMMARY

UNIT MIX SUMMARY

| Unit Type | No. of Units | Avg. Rentable SF | Total Rentable 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% | | | | | | |

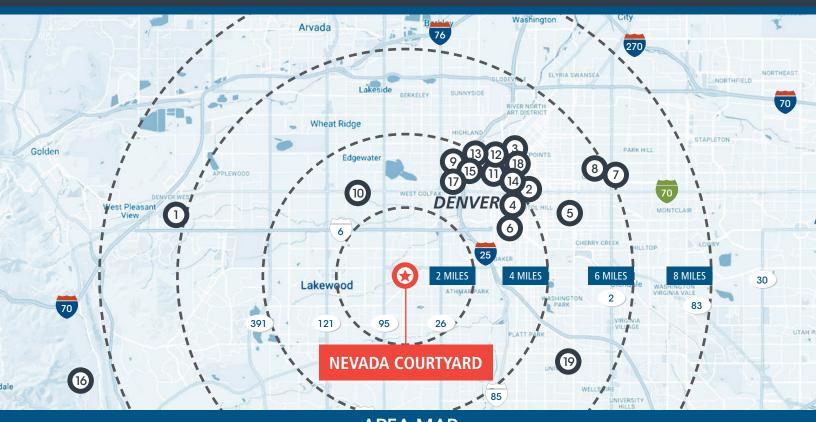


THE OFFERING

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

- Colorado Mills
- 2 Colorado State Capitol
- 3 Coors Field
- Denver Art Museum
- 5 Denver Botanic Gardens
- O Denver Health
- Denver Museum of Nature & Science
- 8 Denver Zoo
- Oowntown Aquarium
- Lamar Station Plaza
- 1 Larimer Square
- 🕑 LoDo
- 3 Museum of Contemporary Art
- Paramount Theatre

- 15 Pepsi Center
 - Red Rocks Amphitheater
- Mile High Stadium
- ¹³ Union Station
- Duniversity of Denver

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