



THE OVERLAND RIVERSIDE TOWNHOMES

2105 S Galapago Street Denver, CO 80223

OFFERING MEMORANDUM

NON-ENDORSEMENT & DISCLAIMER NOTICE

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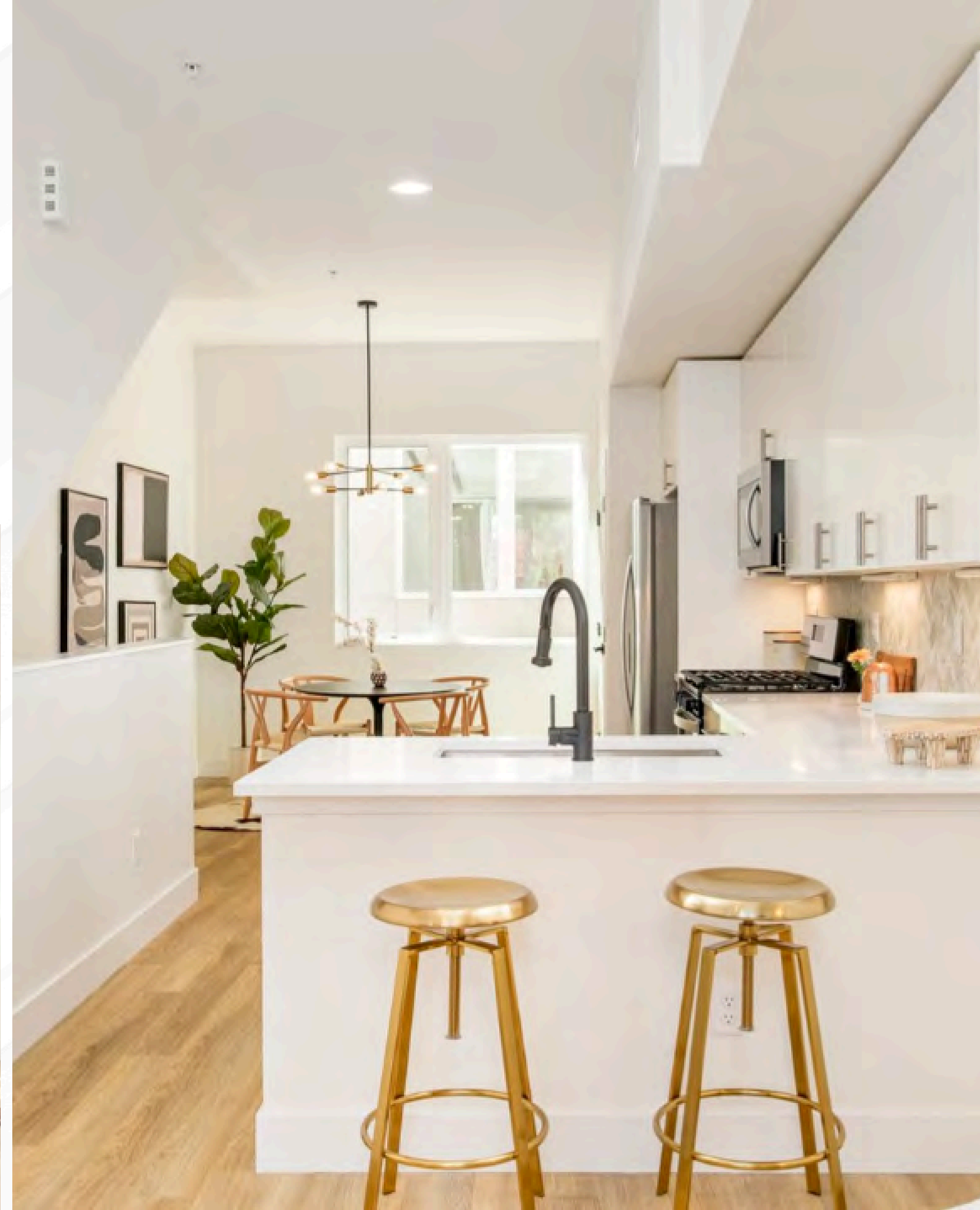
ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

COMMUNITY OVERVIEW

Overland Riverside Townhomes is ideally located in one of Denver's rapidly evolving neighborhoods, offering residents the perfect balance of urban convenience and outdoor recreation. Positioned just minutes from Santa Fe Drive, residents enjoy quick north-south access throughout the metro area, making commutes to Downtown Denver, the Denver Tech Center, and surrounding neighborhoods both efficient and convenient.

The community is surrounded by some of Denver's most popular amenities and recreation destinations. Residents can easily access the South Platte River Trail system for biking, running, and outdoor activities, while nearby Ruby Hill Park offers year-round recreation, concerts, events, and one of the city's best outdoor gathering spaces. South Broadway is also just minutes away, providing an eclectic mix of restaurants, breweries, coffee shops, boutiques, and local entertainment venues.

As the Overland neighborhood continues to experience significant investment and redevelopment, Overland Riverside Townhomes is positioned within a growing submarket that continues to attract homeowners seeking connectivity, walkability, and access to Denver's best amenities. With its central location, proximity to major transportation corridors, and access to both outdoor recreation and urban conveniences, the community offers an exceptional opportunity to enjoy the best of Denver living.

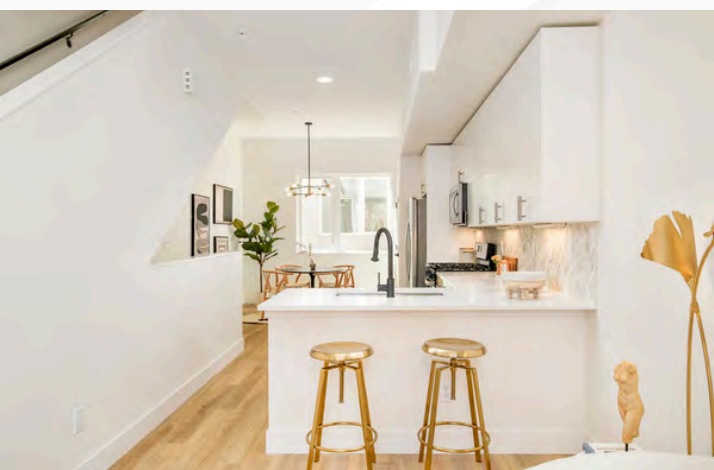
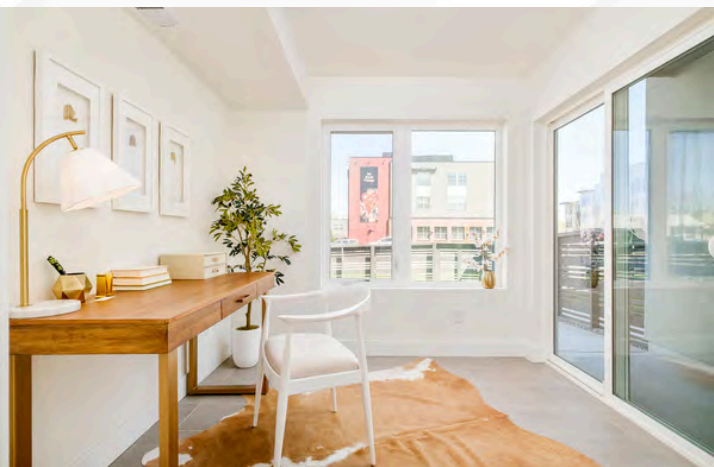


PROPERTY OVERVIEW

Overland Riverside Townhomes consists of 14 thoughtfully designed townhomes offering a unique residential product in one of Denver's fastest-growing neighborhoods. The community features five distinct floorplans ranging from 2 to 3 bedrooms, providing flexible living options that appeal to a wide range of residents. Each home was designed with functionality and style in mind, blending contemporary architecture with practical layouts that support today's lifestyle needs.

The homes feature modern finishes throughout, including stainless steel appliances, open-concept living spaces, contemporary kitchens, and private rooftop decks that provide valuable outdoor living space and impressive views of the surrounding area. Residents also benefit from attached garages, a secure package room, and professionally maintained common areas, creating a convenient and low-maintenance living experience.

Overland Riverside Townhomes fills an important niche within the Denver housing market, appealing to young professionals and growing households seeking more space than a traditional apartment while maintaining the modern design, convenience, and lifestyle they have come to expect. With easy access to major transportation corridors, employment centers, recreation, and entertainment, the community offers a highly desirable alternative to apartment living while preserving the contemporary feel and urban connectivity that continue to drive demand throughout the Denver metro area.



RENT ROLL & ANNUAL CASH FLOW

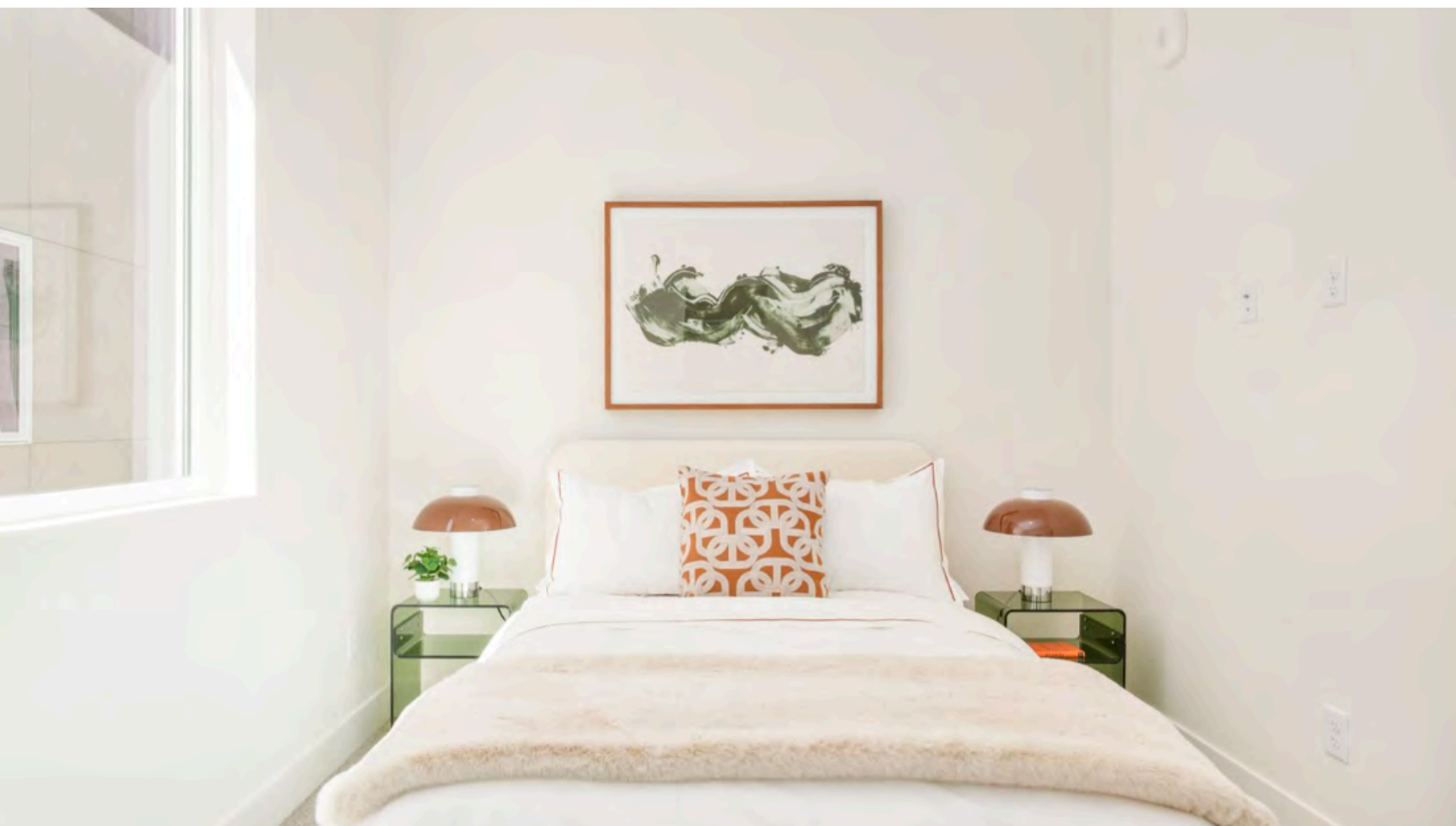
Rent Roll - Overland Riverside Townhomes

Unit Number	Tenant Name	Square Footage	Rent	Deposit	Lease Start Date	Lease End Date	Price / SF
Unit 1	Brenda M.	1,253 SF	\$2,850.00	\$1,000.00	11/1/2025	10/31/2026	\$2.27
Unit 2	Adrienne A.	1,258 SF	\$3,175.00	\$1,000.00	8/1/2025	7/31/2027	\$2.52
Unit 3	Kaitlyn R.	1,258 SF	\$3,000.00	\$1,000.00	9/1/2025	8/31/2026	\$2.38
Unit 4	Antonia D.	1,258 SF	\$2,890.00	\$1,000.00	12/1/2025	11/30/2026	\$2.30
Unit 5	Ranae F.	1,276 SF	\$3,295.00	\$1,000.00	7/1/2025	6/30/2026	\$2.58
Unit 6	Karl S.	1,980 SF	\$3,750.00	\$1,000.00	5/1/2025	4/30/2027	\$1.89
Unit 7	Markcus H.	1,354 SF	\$2,950.00	\$1,000.00	9/1/2025	8/31/2027	\$2.18
Unit 8	Evan M.	1,354 SF	\$3,000.00	\$1,000.00	9/1/2025	8/31/2026	\$2.22
Unit 9	Austin T.	1,980 SF	\$3,800.00	\$1,000.00	6/1/2025	5/31/2027	\$1.92
Unit 10	Roger R.	1,276 SF	\$2,950.00	\$1,000.00	9/1/2025	8/31/2026	\$2.31
Unit 11	Emily D.	1,258 SF	\$3,050.00	\$1,000.00	7/1/2025	6/30/2026	\$2.42
Unit 12	Ethan M.	1,258 SF	\$3,150.00	\$1,000.00	6/1/2025	6/30/2026	\$2.50
Unit 13	Samantha L.	1,258 SF	\$2,850.00	\$1,000.00	11/1/2025	10/31/2026	\$2.27
Unit 14	Joshua W.	1,253 SF	\$3,200.00	\$1,000.00	7/1/2025	10/31/2027	\$2.55
14 Units		19,274 SF	\$43,910.00	\$14,000.00			

1-Yr Annual Operating Proforma Assumption

Revenue	
Gross Rental Revenue	\$526,920.00
Physical Vacancy	\$0.00
Other Income (Expense Reimbursements)	\$26,640.00
Effective Gross Income	\$553,560.00
Operating Expenses	
Property Mgmt Fee as % of EGR	(\$16,606.80)
Maintenance/Year	(\$5,600.00)
Insurance/Year	(\$24,198.02)
Water/Trash/Lawn/Snow Removal	(\$28,560.00)
General Admin/Year	(\$700.00)
Property Taxes/Year	(\$33,890.00)
Total Operating Expenses	(\$109,554.82)
Net Operating Income	\$444,005.18





FLOORPLANS



1st Floor



2nd Floor



3rd Floor



Rooftop

FLOORPLANS



1st Floor



2nd Floor



3rd Floor



Rooftop

LOCATION OVERVIEW

South Pearl Street (Wash Park)

1.6 miles | 5-10 minutes away

South Pearl Street, nestled in the vibrant Washington Park neighborhood, boasts a dynamic culinary scene with an array of outstanding restaurants. Additionally, the area is famed for its picturesque park, offering residents and visitors alike a serene retreat for leisurely strolls, outdoor activities, and community gatherings.

Ruby Hill Park/Overland Golf Course

10 Minute Walk | 2 Minute Drive

Ruby Hill Park in Denver offers panoramic city views, playgrounds, and winter sledding. It's perfect for family outings and picnics. Nearby, Overland Golf Course provides an 18-hole public course with scenic fairways and a welcoming clubhouse. Both locations are ideal for outdoor recreation and relaxation.

Lower Downtown (LODO)

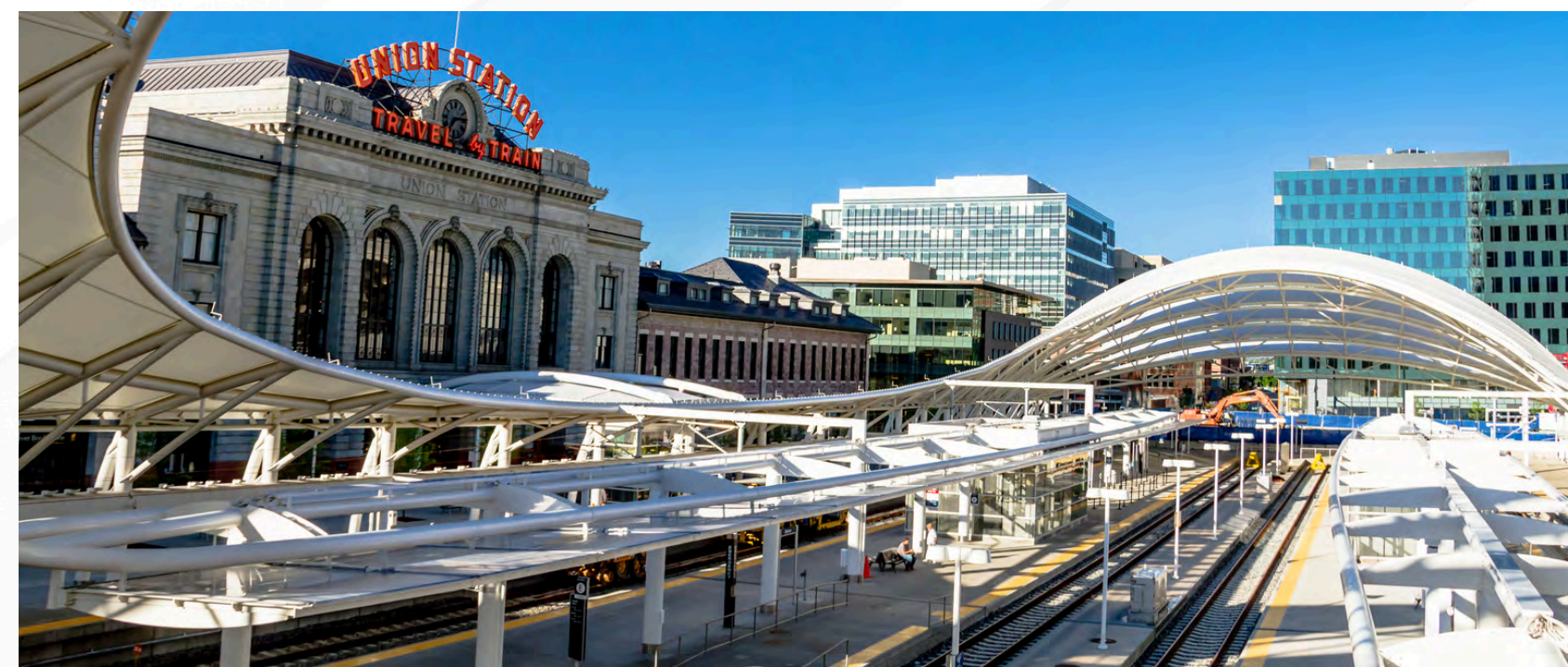
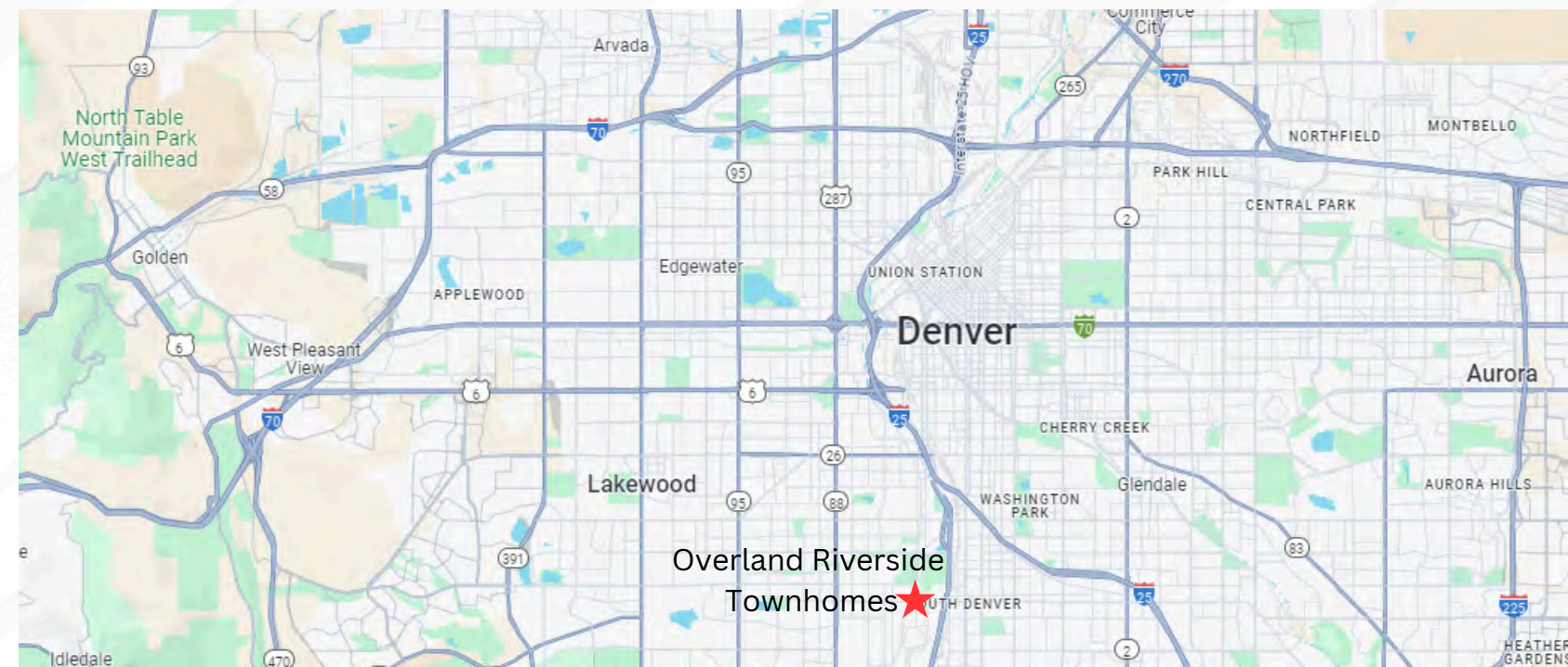
6.1 miles | 10-15 minute drive

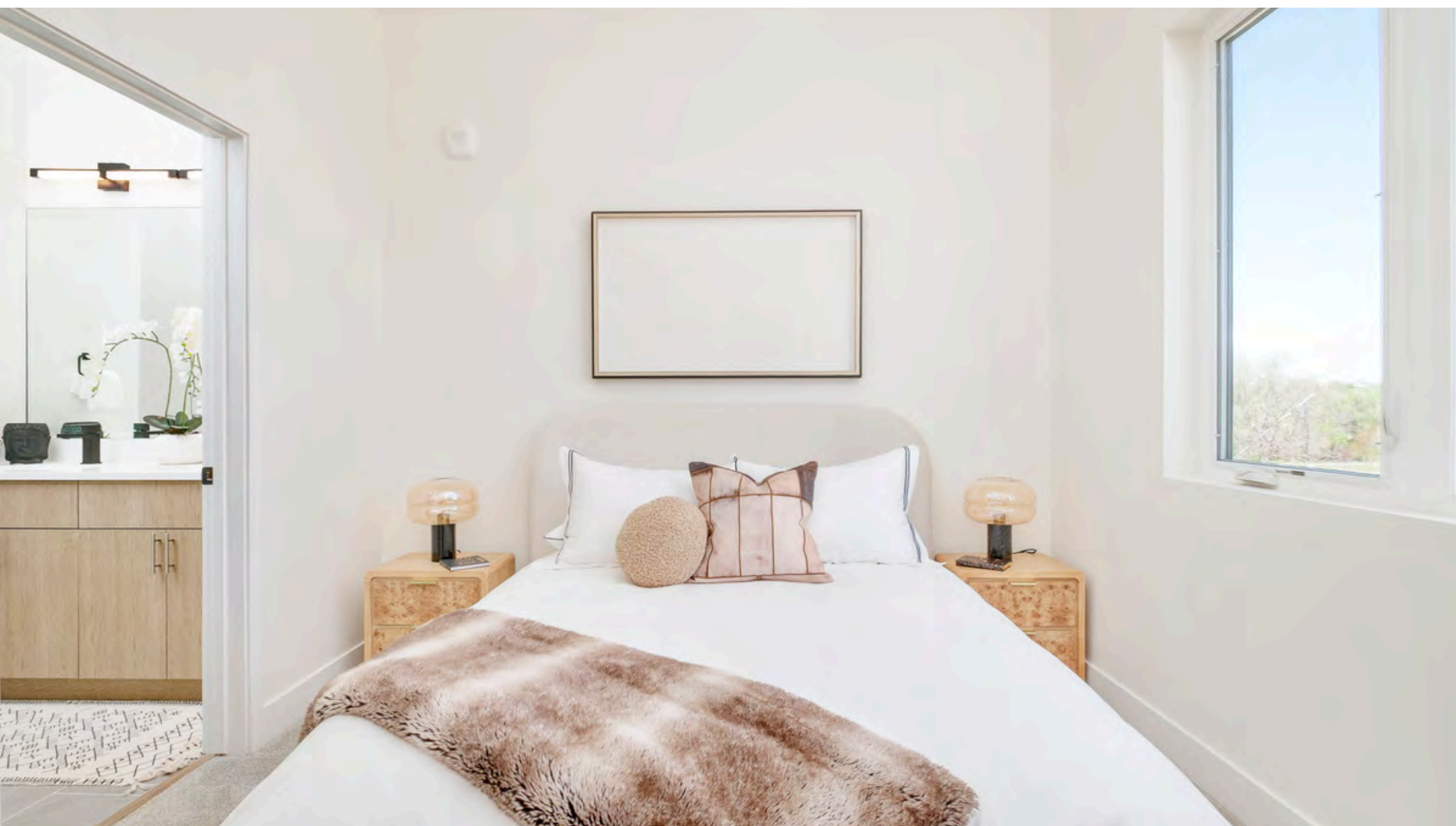
Discover LoDo, Denver's dynamic district, where Coors Field and Rockies Stadium converge with thriving office spaces, retail gems, and an array of restaurants and entertainment. Experience the pulse of the city, all within reach from Aria Denver.

Cherry Creek North

5.7 miles | 15-20 minute drive

Cherry Creek in Denver features a vibrant shopping district, upscale dining, and art galleries. The area includes Cherry Creek Shopping Center and Cherry Creek Trail, perfect for biking and walking. This dynamic neighborhood blends urban excitement with natural beauty, offering a diverse range of activities for residents and visitors alike.







THE URBAN MODERN TEAM

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