

MARMONT SPRINGS

APARTMENTS



2001 & 2019 CARMEL DRIVE, COLORADO SPRINGS, CO 80910

DISCLAIMER

THIS IS A CONFIDENTIAL MEMORANDUM intended solely for your limited use to determine whether you wish to express an interest in the property known as, The Marmont Springs Apartments located at 2001 & 2019 Carmel Drive, Colorado Springs, CO 80910, as more particularly described herein (“Property”). This confidential memorandum contains brief, selected information pertaining to the business affairs of the Property’s owner (“Owner”) and has been prepared by Cushman & Wakefield, the Owner’s exclusive agent, primarily from information supplied by the Owner. Although representatives of the Owner have reviewed this confidential memorandum, it does not purport to be all-inclusive or contain all of the information that a potential investor may desire. Neither the Owner, nor any of its members, officers, directors, employees or agents, nor Cushman & Wakefield make any representation or warranty, expressed or implied, as to the accuracy or completeness of any of the information contained herein. Both Owner and Cushman & Wakefield disclaim any liability which may be based on such information, errors therein, or omissions therefrom. All financial data contained herein is unaudited. The projections and pro-forma information contained herein represent estimates based on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that the actual results will conform to such projections. There is no representation as to environmental conditions of the property, or as to any other aspect of the property. By your receipt of this confidential memorandum, you agree that this memorandum and the information contained herein are of a confidential nature and that you will hold and treat them in the strictest of confidence, and that you will not, directly or indirectly, disclose or permit anyone else to disclose this memorandum or any part of the contents in any fashion or manner detrimental to the interests of the Owner. Further, you agree not to discuss this memorandum with any other institution, potential investor or tenant without the express permission of Cushman & Wakefield and the Owner. Upon request, the recipient will promptly return this confidential memorandum and any other material received from the Owner or Cushman & Wakefield without retaining any copies thereof. This confidential memorandum shall not be deemed an indication of the state of affairs of the Owner or constitute an indication that there has been no change in the business or affairs of the Owner since the date of preparation of this memorandum. Neither the owner nor Cushman & Wakefield undertakes any obligation to provide additional information or to correct or update any of the information contained in this confidential memorandum.





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01

**EXECUTIVE SUMMARY &
INVESTMENT HIGHLIGHTS**



THE OFFERING

Cushman & Wakefield is excited to introduce the exclusive listing of Marmont Springs Apartments, a lucrative investment opportunity located in the vibrant city of Colorado Springs. This multifamily asset, comprised of 87 units, is ideally situated in the southeast submarket of Colorado Springs. Its prime location, in close proximity to military installations, retail centers, Colorado Springs Airport and major transportation routes, provides a strong foundation for attracting and retaining tenants. The property's value-add potential, with 80% of the units already renovated, offers an opportunity to capture additional upside and maximize rental income. Current ownership has also improved major Capital Expenditures on this property, which include new windows, new parking lot, boiler systems, common area hallways with updated lighting and LVP flooring, as well as new signage/branding and exterior paint. The Marmont Springs Apartments are teed up to capitalize on the thousands of new job announcements in the direct area and future growth on the east side of Colorado Springs.

INVESTMENT HIGHLIGHTS

- **87 unit community near military installations, retail centers and the Colorado Springs Airport**
- **The property boasts new exterior paint, parking lot, windows, and boiler system**
- **80% of the interiors have been upgraded and are primed for future rent growth and repositioning**
- **Under market rents, with the ability to strategically renovate unit interiors and command market rate values**



OFFER PROCESS & DEADLINE

LIST PRICE

>>>> **CALL FOR GUIDANCE**

DISCLAIMER

The Property is being offered on an 'as-is, where-is' basis. The prospective purchaser will be selected by the Owner in consultation with C&W on the basis of (i) price (ii) track record of successful closing (iii) financial strength and (iv) level of discretion to invest funds.

Written notification will be sent regarding the bid date. Initial bids must be submitted, in writing, to the attention of Pat Knowlton, Jeff Dimmen, and Kevin Phelan. The Owner reserves the right to accept an offer prior to this date or to remove the Portfolio from the market at any time.

LISTING CONTACTS

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A photograph of a modern apartment building with a glass-enclosed entrance. The building has a mix of brick and light-colored siding. In the foreground, there is a wooden signpost with a blue diamond-shaped sign. The scene is set outdoors with some landscaping and a concrete walkway.

02

PROPERTY OVERVIEW

MARMONT

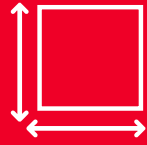
SPRINGS

APARTMENTS

BUILDING DETAILS



Building SF
46,328 SF



Land Area
2.35 Acres



Units
87 Units



Parking
100+ Spaces



Year of Construction
1970



Occupancy
90%



An aerial photograph of a residential neighborhood. In the foreground, a long, two-story apartment building with blue siding and a grey roof runs horizontally. To the left of the building, a large red '03' is superimposed over the image. Below the '03', the word 'FINANCIALS' is written in large, white, bold, sans-serif capital letters. The background shows a dense residential area with many houses, trees, and a parking lot with several cars. The overall scene is a suburban neighborhood with a mix of housing types.

03 FINANCIALS



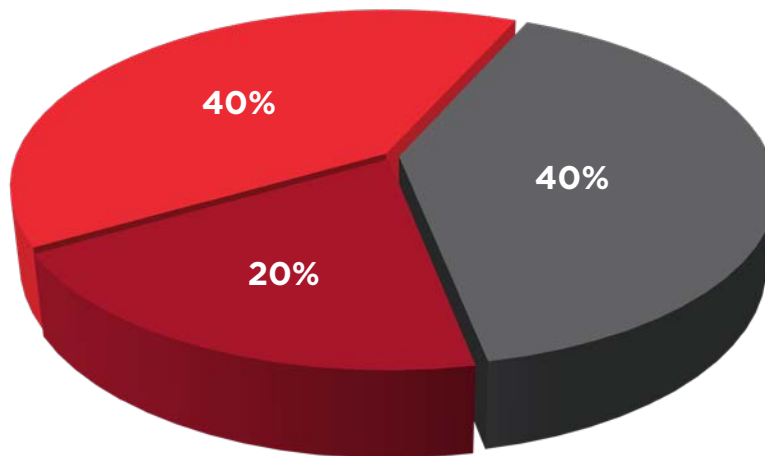
RENT ROLL

Unit Type	Unit Count	Square Feet	Total Square Feet	Average Rent / Unit / Month	Average Rent / SF / Month	Market Rent / Unit / Month	Market Rent / SF / Month	Renovated Rent / Unit / Month	Renovated Rent / SF / Month
One Bedroom / One Bathroom	87	625	54,375	\$916	\$1.47	\$1,075	\$1.72	\$1,075	\$1.72
	87	625	54,375	\$916	\$1.47	\$1,075	\$1.72	\$1,075	\$1.72

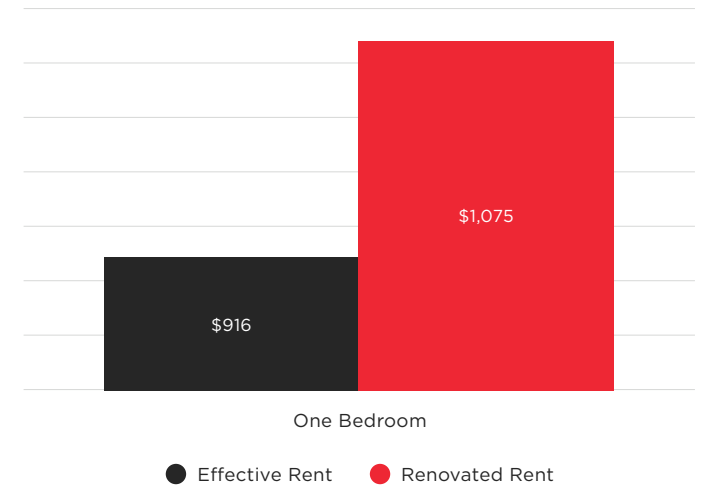
Unit Status	Unit Count	Percent
Occupied Units	70	80%
Available Units	17	20%
Total / Percentage	87	100%

RENOVATION STATUS

- Renovated
- Partially Renovated
- Unrenovated



EFFECTIVE RENT PREMIUMS



CASH FLOW

	Acquisition	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Income											
Effective Rental Income											
Gross Potential Rent		1,155,969	1,190,648	1,226,368	1,263,159	1,301,053	1,340,085	1,380,287	1,421,696	1,464,347	1,508,277
Loss / Gain to Lease*		(11,560)	(11,906)	(12,264)	(12,632)	(13,011)	(13,401)	(13,803)	(14,217)	(14,643)	(15,083)
Gross Scheduled Rent		1,144,409	1,178,742	1,214,104	1,250,527	1,288,043	1,326,684	1,366,485	1,407,479	1,449,703	1,493,195
Total Vacancy**		(76,195)	(78,481)	(80,836)	(83,261)	(85,758)	(88,331)	(90,981)	(93,711)	(96,522)	(99,418)
Total Effective Rental Income		1,068,214	1,100,260	1,133,268	1,167,266	1,202,284	1,238,353	1,275,503	1,313,769	1,353,182	1,393,777
Total Other Income		132,773	136,756	140,859	145,085	149,437	153,920	158,538	163,294	168,193	173,239
Effective Gross Income		1,200,987	1,237,017	1,274,127	1,312,351	1,351,722	1,392,273	1,434,041	1,477,063	1,521,375	1,567,016
Expenses											
Controllable											
Payroll		(84,130)	(85,813)	(87,529)	(89,280)	(91,065)	(92,887)	(94,744)	(96,639)	(98,572)	(100,544)
Total Property R&M		(83,882)	(85,559)	(87,270)	(89,016)	(90,796)	(92,612)	(94,464)	(96,354)	(98,281)	(100,246)
General & Administrative		(14,869)	(15,166)	(15,470)	(15,779)	(16,095)	(16,417)	(16,745)	(17,080)	(17,422)	(17,770)
Marketing & Advertising		(10,512)	(10,722)	(10,937)	(11,155)	(11,379)	(11,606)	(11,838)	(12,075)	(12,316)	(12,563)
Management Fee		(36,030)	(37,111)	(38,224)	(39,371)	(40,552)	(41,768)	(43,021)	(44,312)	(45,641)	(47,010)
Total Controllable		(229,423)	(234,372)	(239,430)	(244,601)	(249,887)	(255,290)	(260,813)	(266,460)	(272,232)	(278,133)
Non-Controllable											
Total Real Estate Taxes		(25,674)	(26,187)	(26,711)	(27,245)	(27,790)	(28,346)	(28,913)	(29,491)	(30,081)	(30,682)
Insurance		(60,900)	(62,118)	(63,360)	(64,628)	(65,920)	(67,239)	(68,583)	(69,955)	(71,354)	(72,781)
Total Utilities		(54,226)	(55,236)	(56,266)	(57,317)	(58,389)	(59,482)	(60,672)	(61,885)	(63,123)	(64,386)
Total Non-Controllable		(140,799)	(143,541)	(146,337)	(149,190)	(152,099)	(155,067)	(158,168)	(161,331)	(164,558)	(167,849)
Reserves		(21,750)	(21,750)	(21,750)	(21,750)	(21,750)	(21,750)	(21,750)	(21,750)	(21,750)	(21,750)
Total Expenses		(391,972)	(399,663)	(407,517)	(415,541)	(423,736)	(432,107)	(440,731)	(449,541)	(458,540)	(467,732)
Net Operating Income		809,015	837,354	866,610	896,810	927,986	960,167	993,310	1,027,521	1,062,834	1,099,283
Purchase Price / Net Residual Value											
Purchase Price / Net Residual Value	(10,875,000)										18,569,434
Cash Flow Before Debt Financing	(10,875,000)	809,015	837,354	866,610	896,810	927,986	960,167	993,310	1,027,521	1,062,834	19,668,717
Debt Financing											
Total Financing											
Loan Amount	7,068,750										(6,567,067)
Debt Service - Principal							(89,707)	(94,839)	(99,196)	(105,940)	(112,001)
Debt Service - Interest		(394,181)	(394,181)	(394,181)	(395,261)	(394,181)	(391,920)	(386,788)	(382,431)	(375,687)	(369,626)
Cash Flow After Debt Financing	(3,806,250)	414,834	443,173	472,428	501,549	533,804	478,540	511,683	545,894	581,207	12,620,023
Investor Cash on Cash Return											
Unleveraged Returns		7.44%	7.70%	7.97%	8.25%	8.53%	8.83%	9.13%	9.45%	9.77%	10.11%
Leveraged Returns	8.35%	10.90%	11.64%	12.41%	13.18%	14.02%	12.57%	13.44%	14.34%	15.27%	16.23%

ASSUMPTIONS

		June 2024 Trailing 12 Month Actuals	% of GSR	Takeover C&W Projections	% of GSR	Per Unit	Year One Projections	% of GSR	Year Two Projections	% of GSR
INCOME										
Effective Rental Income										
	T3	1,080,540		1,122,300			1,155,969		1,190,648	
	T3	(135,346)		(83,017)	7.40%		(11,560)	1.00%	(11,906)	1.00%
		945,194		1,039,283			1,144,409		1,178,742	
		(238,744)	25.26%	(51,964)	5.00%	(597)	(57,220)	5.00%	(58,937)	5.00%
Economic Vacancy										
	T3	(9,452)	1.00%	(10,393)	1.00%	(119)	(10,393)	0.91%	(10,705)	0.91%
	T3	(8,582)	0.91%	(8,582)	0.83%	(99)	(8,582)	0.75%	(8,839)	0.75%
		(256,778)	27.17%	(70,939)	6.83%	(815)	(76,195)	6.66%	(78,481)	6.66%
		72.83%		93.17%			93.34%		93.34%	
		688,416	72.83%	968,344	93.17%		1,068,214	93.34%	1,100,260	93.34%
Other Income										
	T3	30,466	3.22%	30,466	2.93%	350	30,466	2.66%	31,380	2.66%
	T3	16,355	1.73%	16,355	1.57%	188	16,355	1.43%	16,846	1.43%
	T3	1,888	0.20%	3,480	0.33%	40	3,480	0.30%	3,584	0.30%
	T3	4,528	0.48%	4,528	0.44%	52	4,528	0.40%	4,664	0.40%
	T3	1,943	0.21%	1,943	0.19%	22	1,943	0.17%	2,001	0.17%
	T3	1,596	0.17%	1,596	0.15%	18	1,596	0.14%	1,644	0.14%
	T3	73,764	7.80%	73,764	7.10%	848	73,764	6.45%	75,977	6.45%
	T3	640	0.07%	640	0.06%	7	640	0.06%	660	0.06%
		131,181	13.88%	132,773	12.78%		132,773	11.60%	136,756	11.60%
		819,597	86.71%	1,101,117	105.95%		1,200,987	104.94%	1,237,017	104.94%
EFFECTIVE GROSS INCOME										
EXPENSES										
Controllable										
	T12	84,130	10.26%	84,130	7.64%	967	84,130	7.01%	85,813	6.94%
	T12	5,252	0.64%	5,252	0.48%	60	5,252	0.44%	5,357	0.43%
	T12	7,892	0.96%	69,600	6.32%	800	69,600	5.80%	70,992	5.74%
	T12	14,869	1.81%	14,869	1.35%	171	14,869	1.24%	15,166	1.23%
	T12	10,512	1.28%	10,512	0.95%	121	10,512	0.88%	10,722	0.87%
	T12	26,100	3.18%	33,034	3.00%	380	36,030	3.00%	37,111	3.00%
	T12	9,030	1.10%	9,030	0.82%	104	9,030	0.75%	9,211	0.74%
		157,785	19.25%	226,427	20.56%	2,603	229,423	19.10%	234,372	18.95%
Non-Controllable										
	FY2023	25,674	3.13%	25,674	2.33%	295	25,674	2.14%	26,187	2.12%
	T12	31,663	3.86%	60,900	5.53%	700	60,900	5.07%	62,118	5.02%
	T12	2,762	0.34%	3,302	0.30%	38	3,302	0.27%	3,368	0.27%
	T12	15,163	1.85%	18,126	1.65%	208	18,126	1.51%	18,488	1.49%
	T12	15,809	1.93%	18,898	1.72%	217	18,898	1.57%	19,276	1.56%
	T12	8,516	1.04%	10,180	0.92%	117	10,180	0.85%	10,383	0.84%
	T12	3,112	0.38%	3,721	0.34%	43	3,721	0.31%	3,721	0.30%
		102,698	12.53%	140,799	12.79%	1,618	140,799	11.72%	143,541	11.60%
		21,750	2.65%	21,750	1.98%	250	21,750	1.81%	21,750	1.76%
		282,234	34.44%	388,976	35.33%	4,471	391,972	32.64%	399,663	32.31%
		537,363	65.56%	712,141	64.67%	8,186	809,015	67.36%	837,354	67.69%
CASH FLOW BEFORE FINANCING										
		537,363		712,141			809,015		837,354	
		394,181		394,181			394,181		394,181	
		143,182		317,959			414,834		443,173	





04

COMPARABLES



SALE COMPARABLES



MARMONT SPRINGS APARTMENTS

ADDRESS: 2001 & 2019 Carmel Drive

CITY & STATE: Colorado Springs, CO 80910

UNITS: 87

SALE PRICE: Call for Guidance

PRICE/UNIT: \$140,000



PARK AT PENROSE

ADDRESS: 3802 Half Turn Road

CITY & STATE: Colorado Springs, CO 80917

UNITS: 374

SALE PRICE: \$53,000,000

PRICE/UNIT: \$152,469



FLOWER HILL APARTMENTS

ADDRESS: 2402-2412 E Monument St

CITY & STATE: Colorado Springs, CO 80909

UNITS: 28

SALE PRICE: \$3,850,000

PRICE/UNIT: \$137,500



ARROYO APARTMENTS

ADDRESS: 1429 Potter Drive

CITY & STATE: Colorado Springs, CO 80909

UNITS: 62

SALE PRICE: \$9,300,000

PRICE/UNIT: \$135,656



THE LOFTS @ ROCK VUE

ADDRESS: 3349 E Fountain Boulevard

CITY & STATE: Colorado Springs, CO 80910

UNITS: 49

SALE PRICE: \$7,500,000

PRICE/UNIT: \$156,250



THE FLATS AT FOUNTAIN

ADDRESS: 3211 E Fountain Blvd

CITY & STATE: Colorado Springs, CO 80910

UNITS: 57

SALE PRICE: \$8,500,000

PRICE/UNIT: \$149,123



PEAK VIEW

ADDRESS: 1205 S Chelton Road

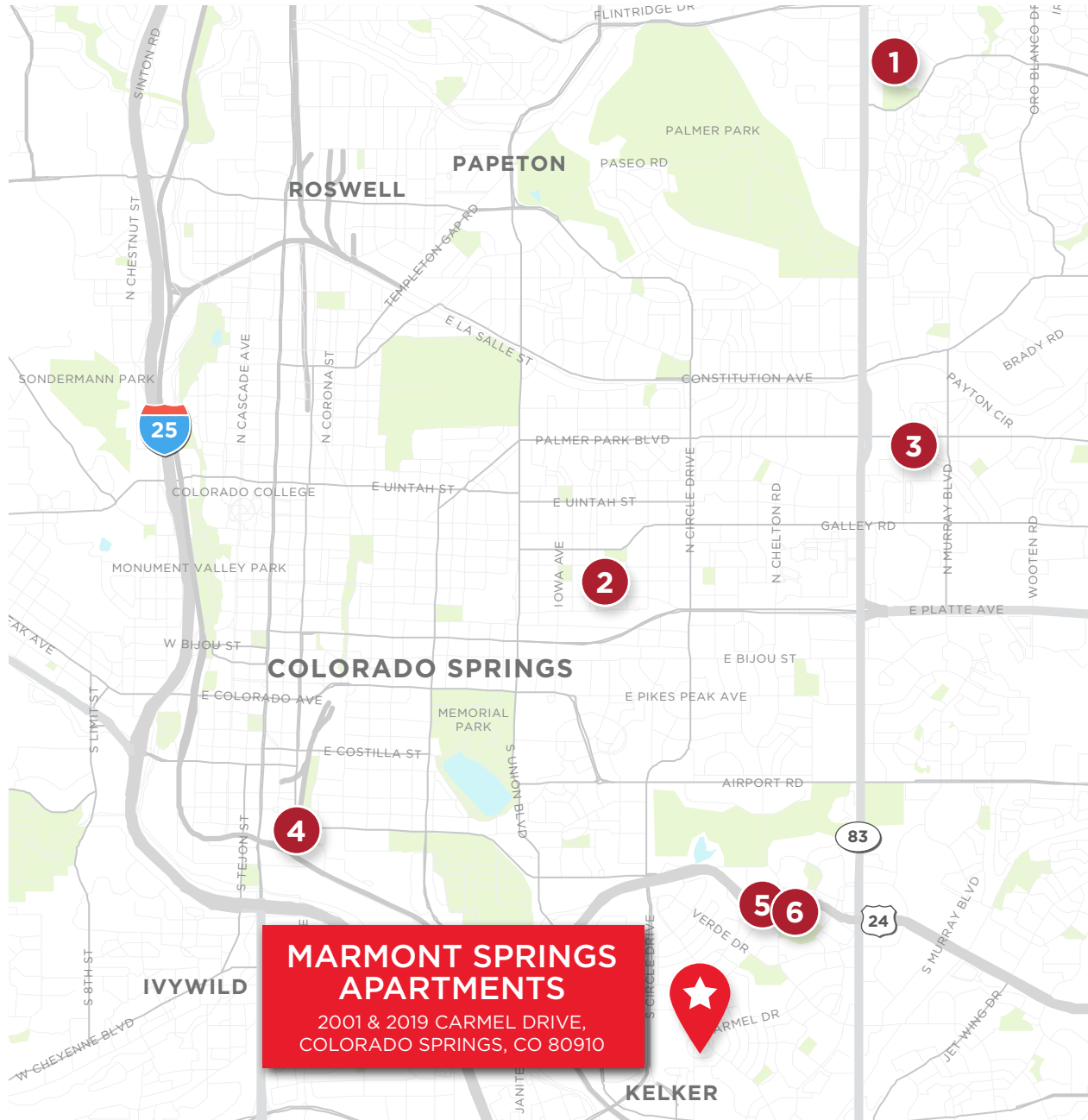
CITY & STATE: Colorado Springs, CO 80910

UNITS: 77

SALE PRICE: \$11,250,000

PRICE/UNIT: \$146,104

SALE COMPS MAP



MARMONT SPRINGS APARTMENTS
 2001 & 2019 Carmel Drive
 Colorado Springs, CO 80910



PARK AT PENROSEAD
 3802 Half Turn Road
 Colorado Springs, CO



FLOWER HILL APARTMENTS
 2402-2412 E Monument St
 Colorado Springs, CO



ARROYO APARTMENTS
 1429 Potter Drive
 Colorado Springs, CO



THE LOFTS @ ROCK VUE
 3349 E Fountain Boulevard
 Colorado Springs, CO



THE FLATS AT FOUNTAIN
 3211 E Fountain Boulevard
 Colorado Springs, CO



PEAK VIEW
 1205 S Chelton Road
 Colorado Springs, CO

RENT COMPARABLES



Property Name	Marmont Springs Apartments		Alta Apartments	
Property Address City,State	2001-2019 Carmel Drive Colorado Springs, CO 80910		2886 S Circle Drive Colorado Springs, CO 80906	
Year Built	1970		2022	
Manager	Boardwalk Property Management		Nexus	
Units	87		501	
Unit Mix				
Avg Rent Unit / SF	\$916	\$1.47	\$1,099	\$2.48
Occupancy	92.0%		82.0%	
One Bed Rent/ SF	\$916	\$1.47	\$1,450	\$2.51
Median HH Income (3mi)	\$50,404		\$50,701	



Western Terrace Apartments



The Monroe



The Vue at Spring Creek

1041 Palacio View Colorado Springs, CO 80910

3040 Mallard Drive Colorado Springs, CO 80910

1836 Ralphs Rdg, Colorado Springs, CO 80910

1969

1986

1976

Mountain Crest

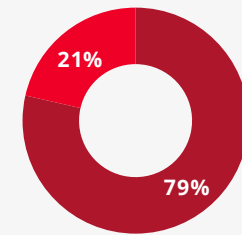
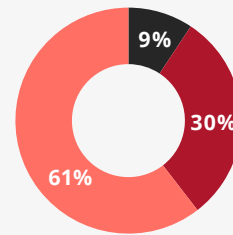
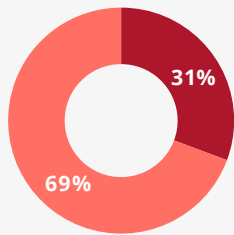
Griffis/Blessing

Greystar

404

129

280



\$1,379

\$1.60

\$1,233

\$1.67

\$1,224

\$1.81

86.0%

88.0%

94.0%

\$1,248

\$1.91

\$1,169

\$2.14

\$1,075

\$1.76

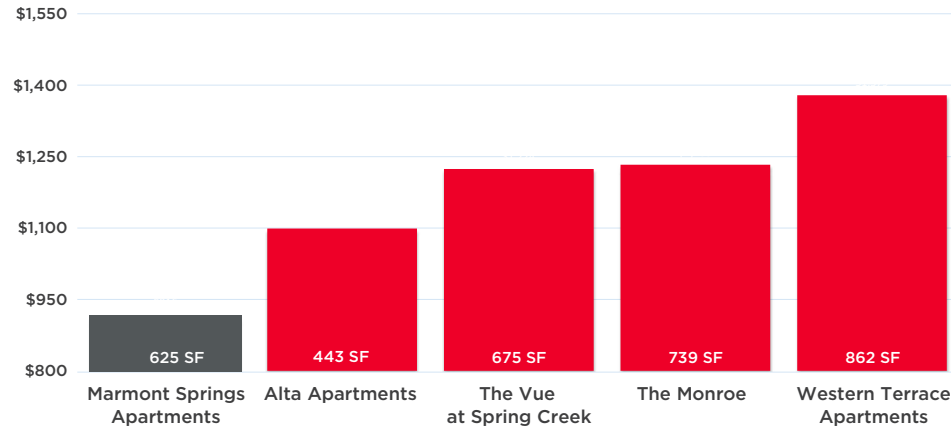
\$48,315

\$47,826

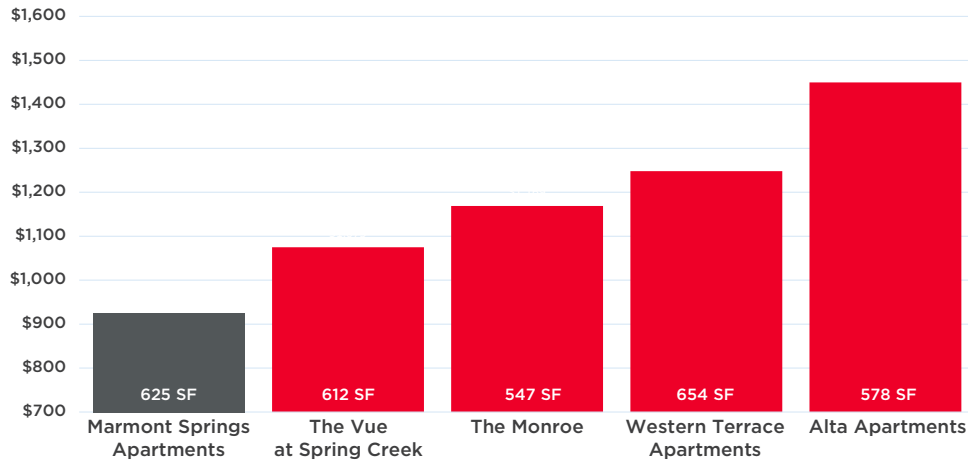
\$50,328

RENT COMPS GRAPHS

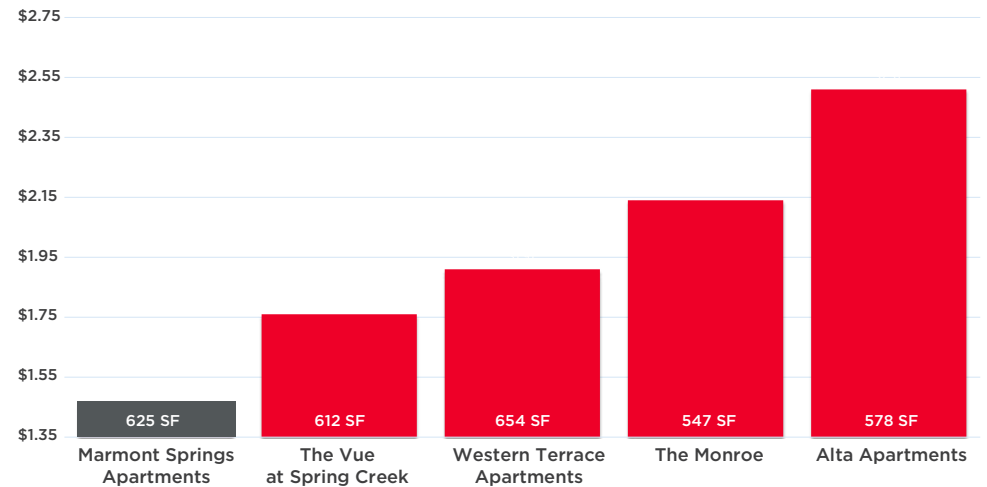
AVERAGE ASKING RENT



1 BEDROOM AVERAGE ASKING RENT



1 BEDROOM AVERAGE ASKING RENT PSF



RENT COMPS MAP



MARMONT SPRINGS APARTMENTS
2001 & 2019 Carmel Drive
Colorado Springs, CO 80910

1

ALTA APARTMENTS
2886 S Circle Drive
Colorado Springs, CO

2

WESTERN TERRACE APARTMENTS
1041 Palacio View,
Colorado Springs, CO

3

THE MONROE
3040 Mallard Drive,
Colorado Springs, CO

4

THE VUE AT SPRING CREEK
1836 Ralphs Ridge,
Colorado Springs, CO

An aerial photograph of a city, likely Denver, Colorado, showing a mix of modern and older buildings. In the foreground, there's a modern apartment building with a grey facade and many windows. Behind it, several taller, brick buildings with arched windows are visible. The city extends to the base of mountains in the background. A large red '05' is overlaid on the left side of the image.

05

LOCATION & MARKET



NEARBY BUSINESSES / ATTRACTIONS

OLD COLORADO CITY

DOWNTOWN
COLORADO SPRINGS



**COLORADO CREEKWALK
DEVELOPMENT**



**BROADMOOR
WORLD AREN**



THE BROADMOOR HOTEL



QUAIL LAKE

21



PETERSON AIR FORCE BASE 

 THE CITADEL MALL

IAL PARK



HARBOR FREIGHT



 SPRING CREEK SHOPPING CENTER

21

R
IA 

COLORADO SPRINGS AIRPORT 

DHL'S

 JULIE'S KITCHEN



MARMONT SPRINGS APARTMENTS


2001 & 2019 CARMEL DRIVE,
COLORADO SPRINGS, CO 80910

AMAZON DISTRIBUTION CENTER 

WHY COLORADO SPRINGS?

Founded in 1871 by General William Jackson Palmer, Colorado Springs has transformed from a resort community to a thriving hub of culture, national pride and natural beauty. Colorado's second largest city is nestled against the backdrop of beautiful mountain landscapes and provides vibrant and diverse communities, a thriving workforce and an unparalleled quality of life for its residents.

Colorado Springs consistently ranks national lists as one of the best places to live, and with shorter commute times, great schools and affordable housing, these accolades are likely to continue for years to come. Located just short, 1.5-hour drive from Downtown Denver, Colorado, Colorado Springs is well-positioned for business and residential growth.

An aerial night view of Colorado Springs, showing a dense urban landscape with numerous illuminated buildings and streets. The city lights create a vibrant, glowing pattern against the dark sky. In the foreground, several large, modern buildings are visible, including a prominent one with a grid-like facade. The background shows a mix of residential and commercial areas, with lights from houses and businesses scattered across the terrain.

A popular tourist destination, due in large part to its access to a beautiful climate and breathtaking outdoor exploration opportunities, Colorado Springs is home to many attractions including Garden of the Gods, Pikes Peak, the United States Olympic Headquarters and Training Center, Cheyenne Mountain Zoo, the United States Air Force Academy, and the world-renowned Broadmoor Hotel.

The Colorado Springs Chamber & Economic Development attributes the region's growth to the development of business expansions in technology, defense, and manufacturing, alongside a strong workforce and skilled talent pipeline. Diverse economic drivers, an incredible quality of life and a vibrant downtown keep Colorado Springs on the map for innovation and investment.

“

Colorado Springs is a pioneering powerhouse that offers world-class innovation, accessibility and opportunity.

*Colorado: Business Comes to Life,
siteselection.com*

COLORADO SPRINGS ACCOLADES

#2
**Most Desirable
Place to Live**



Real Estate News, 2023-2024

#2
Most Innovative School



Colorado College
U.S. News & World Report, 2022

Top 50
**Best Place to
Travel Worldwide**



Forbes, 2023



#15
Best Performing City

Milken Institute, 2024



11.9M
Annual Visitors

*Downtown Partnership of
Colorado Springs, 2023*

#2
City to Walk Your Dog



LawnStarter.com, 2023

#9
**Best Places to
Live in the U.S**



Real Estate News, 2023-2024

Top 10
Most Desirable Cities



**that College Students Want to
Live Post Graduation**
Axios and Generation Lab, 2022

#9
**on list of Best
Large Cities**



to Start a Business

WalletHub
U.S. News & World Report, 2022

COLORADO SPRINGS DEMOGRAPHICS



POPULATION

502,306



MEDIAN
HOME PRICE

\$515,694



AVERAGE
ANNUAL SALARY

\$57,530



MEDIAN AGE

36



COLLEGE
EDUCATED

40.2%



MEDIAN HOUSEHOLD
INCOME

\$79,026



AVERAGE # OF DAYS
OF SUNSHINE

300



AVERAGE ANNUAL
PRECIPITATION

13.49 in

TOP COLORADO SPRINGS EMPLOYERS



INFORMATION TECHNOLOGY



RESORT HOSPITALITY



CITY GOVERNMENT



HIGHER EDUCATION



TELECOMMUNICATIONS



NON-PROFIT



HEALTHCARE CUSTOMER SUPPORT



INFORMATION TECHNOLOGY



INFORMATION TECHNOLOGY



HEALTHCARE



AEROSPACE/ ENGINEERING



AEROSPACE/ ENGINEERING



INFORMATION TECHNOLOGY



MILITARY INSTALLATION



INSURANCE



MILITARY INSTALLATION



HOSPITALITY



TELECOMMUNICATIONS



MILITARY INSTALLATION



HIGHER EDUCATION

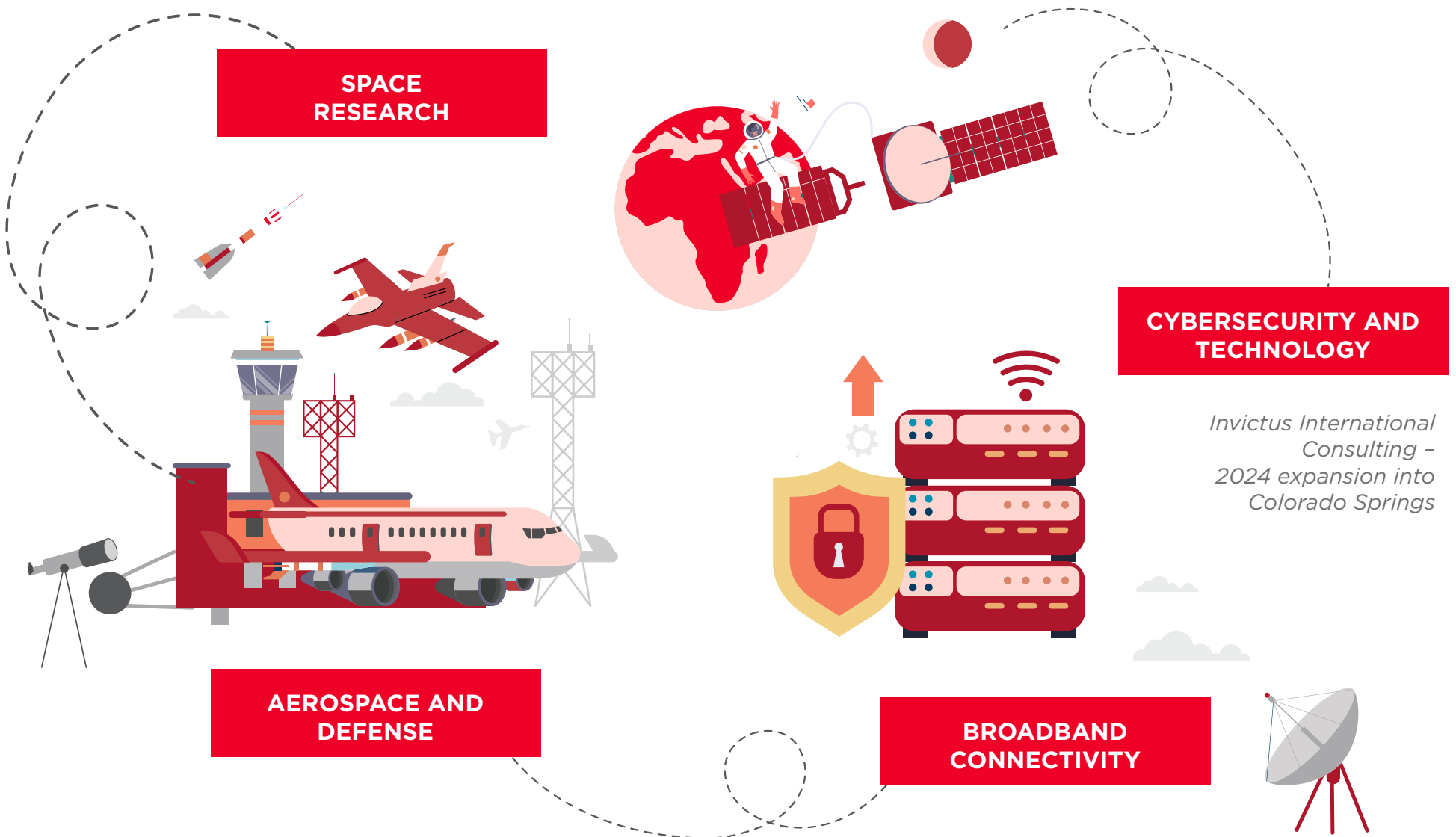


MANUFACTURING

Source: <https://denverrelocationguide.com/top-public-employers-in-colorado-springs/>

TOP INDUSTRIES

Expansions and new operations announced in 2023 will bring over \$2 billion in projected capital investments and almost 3,000 projected new jobs. That is also nearly \$1 billion in estimated economic output for our community — and could mean an additional 4,000 new service jobs that will be needed across the city to support these new businesses and their staff.
(Coloradosprings.gov)



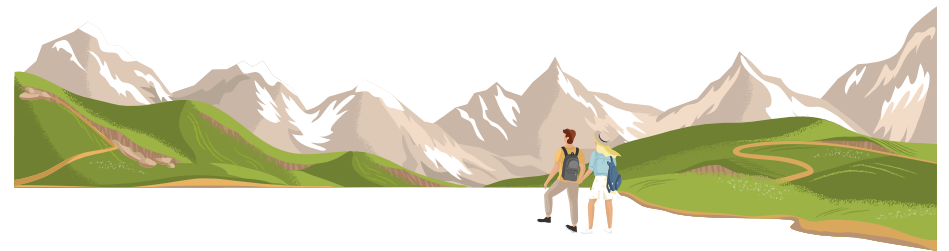
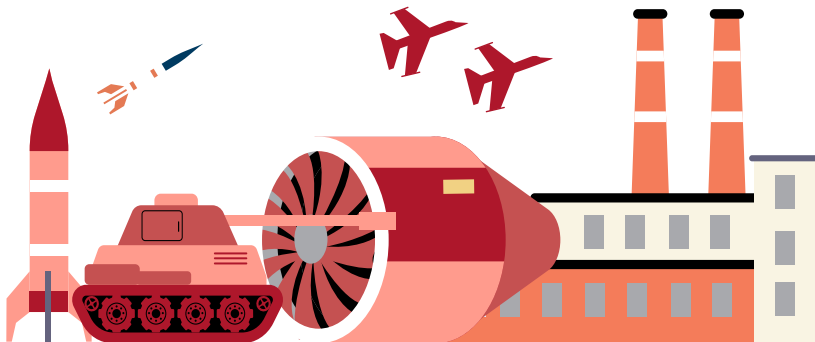
DIVERSE ECONOMIC DRIVERS

The Pikes Peak Region boasts a strong and diverse economy and a thriving environment that supports business innovation and growth. Colorado Springs has more than 200 space, aerospace, and defense companies, many of which work in government and the commercial sector. Additionally, the city is strong in advanced manufacturing, cyber and software technology, healthcare, and tourism, which helps keep the economy diversified, resilient, and strong. (Colorado Springs Chamber & EDC)

AEROSPACE AND DEFENSE

The aerospace and defense industry is a significant economic driver in Colorado Springs. The city is home to a cluster of aerospace companies, including defense contractors, research organizations and aerospace manufacturing firms. These companies contribute to the local economy by providing high-paying jobs, driving innovation and supporting related industries.

Military and Aerospace Defense account for nearly 40% of economic output (about \$10B annually)



TOURISM AND HOSPITALITY

Colorado Springs attracts a significant number of tourists each year, thanks to its natural beauty, outdoor recreational opportunities and historic attractions. The city serves as a gateway to popular destinations like Pikes Peak, Garden of the Gods and the Manitou Cliff Dwellings. The tourism and hospitality industry plays a vital role in the local economy, providing jobs, generating revenue from accommodations, restaurants, and entertainment, and supporting related services.

EDUCATION AND RESEARCH

The city of Colorado Springs is home to several prominent educational institutions, including the University of Colorado Springs (UCCS) and the United States Air Force Academy. These institutions drive research and innovation, attract students and academics, and provide a skilled workforce for various industries.



HIGH-TECH AND CYBERSECURITY

Colorado Springs has a thriving high-tech sector, with a particular focus on cybersecurity and information technology. The city is home to numerous tech companies, research institutions and cybersecurity firms. The presence of U.S. military installations and the National Cybersecurity Center further bolsters this industry’s growth, attracting talent and investment to the region.

Colorado Springs is home to:

- National Cybersecurity Center
- Catalyst Campus
- Space ISAC
- Invictus International Consulting

HEALTHCARE AND MEDICAL SERVICES

Colorado Springs has a robust healthcare sector that includes hospitals, medical research facilities and a wide range of healthcare services. The presence of major healthcare providers and specialized clinics contributes to the city’s economy by creating jobs, attracting medical professionals and serving as a regional healthcare hub.

BIG PROJECTS

USSPACECOM

U.S. SPACE COMMAND

\$187M contract, 5-year project, 300+ jobs

Space Command could bring the region a long-term economic boost of over \$1 billion.



PEAK INNOVATION PARK

1,600-acre master-planned business park

Will include 90,000 sf Space Warfighting Center



FORD AMPHITHEATER

8,000-seat open-air amphitheater, opening in 2024

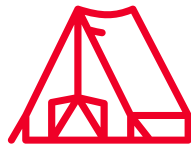
Part of a \$90 million entertainment campus and iconic Colorado Springs views.

LIVING IN COLORADO SPRINGS

Colorado Springs boasts scenic landscapes, innovative education institutions and culture-rich communities throughout its footprint of over 200 square miles (Colorado's largest city in land mass). The city offers a true live-work-play environment, as it's home to over 65 art galleries, artistic centers, an exciting nightlife and plenty of options for any sports or outdoor enthusiast. Colorado Springs has a strong emphasis on education, with reputable schools, colleges and universities. The city's low crime rate, affordable housing and access to healthcare also contribute to the high quality of life enjoyed by its residents.

ALTITUDE AND NATURAL BEAUTY

Colorado Springs boasts an impressive elevation of approximately 6,035 feet (1,839 meters) above sea level, making it one of the highest cities in the United States. This high-altitude location provides the city with breathtaking mountain views, crisp mountain air and a favorable climate for any outdoor activity. Nestled at the eastern foot of the Rocky Mountains, Colorado Springs is renowned for its stunning natural beauty. The city is also home to numerous natural attractions, including the iconic Garden of the Gods, Pikes Peak and the Manitou Incline - a challenging hiking trail with a 2,000-foot elevation gain.



OUTDOOR RECREATION

With its proximity to the Rocky Mountains, Colorado Springs offers an unparalleled gateway to numerous hiking and biking trails, rock climbing destinations and camping spots. It has over 9,000 acres of parks and open spaces and 230 miles of hiking & biking trails.

MILITARY PRESENCE

Colorado Springs houses several prominent military installations, including the United States Air Force Academy, the Peterson Air Force Base, Shriever Air Force Base and the North American Aerospace Defense Command (NORAD). These military institutions play a crucial role in national defense and aerospace operations.

COLORADO HAS THE SECOND-LARGEST SPACE ECONOMY IN THE U.S., WITH MORE THAN

240,000 workers in the state's aerospace industry alone.

(Colorado Springs Chamber & EDC)

OLYMPIC CITY USA



Colorado Springs is proudly named “Olympic City USA”, serving as the headquarters for the United States Olympic Committee and the home of the United States Olympic Training Center. This prestigious designation emphasizes the significance of Colorado Springs within the world of sports and highlights its commitment to supporting elite athletes.



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Managing Director



BRENDA MARTINEZ
Senior Regional
Property Manger



AVERY SOLOMON
Senior Managing Director



MARK LODMILL
Executive Director

VALUATION & ADVISORY



KELLY LEHMAN
Director



MEREDITH LEFLEY
Senior Marketing Manager



KATY WILSON
Senior Marketing Manager

MARKETING