

4629-4653 OTIS STREET
WHEAT RIDGE, CO 80033



SELLER FINANCING AVAILABLE

9,840

BUILDING SF

23,610

TOTAL LOT SF

13

UNITS

OFFERED BY KAUFMAN HAGAN COMMERCIAL REAL ESTATE:

BRANDON KAUFMAN

Principal
303.547.7357

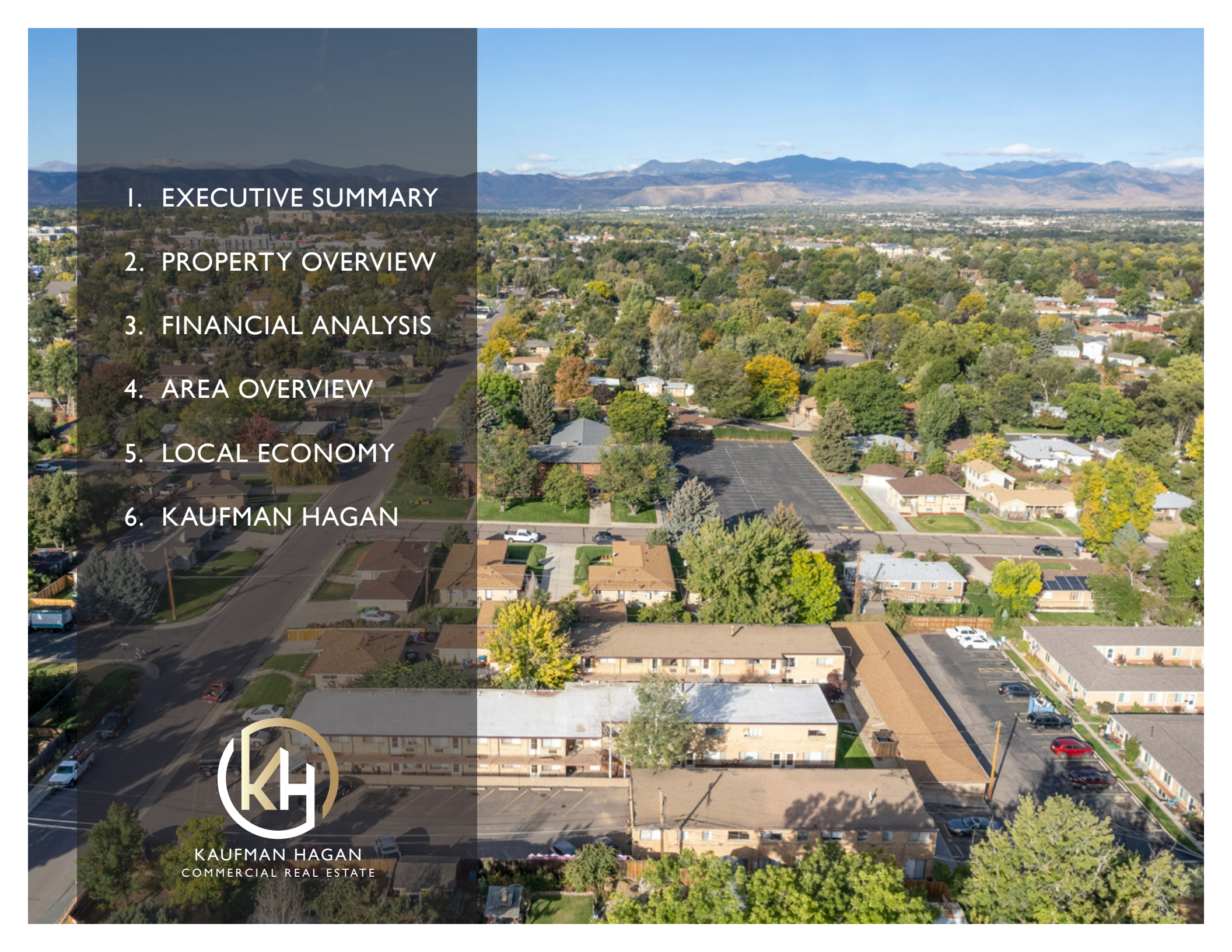
bkaufman@khcommercial.com

ANDREW VOLLERT

Broker
650.740.9570

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KAUFMAN HAGAN
COMMERCIAL REAL ESTATE

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KAUFMAN HAGAN
COMMERCIAL REAL ESTATE

EXECUTIVE SUMMARY



4629-4653 OTIS STREET

WHEAT RIDGE, CO 80033

4629-4653 Otis St is a 13-unit multifamily property located in Wheat Ridge, a consistently stable rental submarket within the Denver metro. The asset is positioned in a residential neighborhood with strong access to major corridors and employment centers, supporting steady tenant demand and occupancy. The Property offers in-place cash flow with the ability to continue improving rents over time.

The Property has undergone a comprehensive renovation program. A majority of the units were taken down to the studs, while the remaining units have been fully upgraded, including new electrical and plumbing systems. Interior finishes include updated kitchens, bathrooms, flooring, and fixtures, providing a consistent unit product across the property. Capital improvements also include a newer roof and gutters, newer windows, and a boiler replaced approximately three years ago, eliminating near-term capital requirements.

Additional operational improvements include a fully renovated laundry facility and well-maintained common areas. The Wheat Ridge market continues to benefit from its proximity to Denver, accessibility, and limited new multifamily supply, supporting stable occupancy and rent growth. Overall, the Property represents a stabilized, renovated asset with significant operational and rental upside.



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CONTACT FOR MORE INFO:

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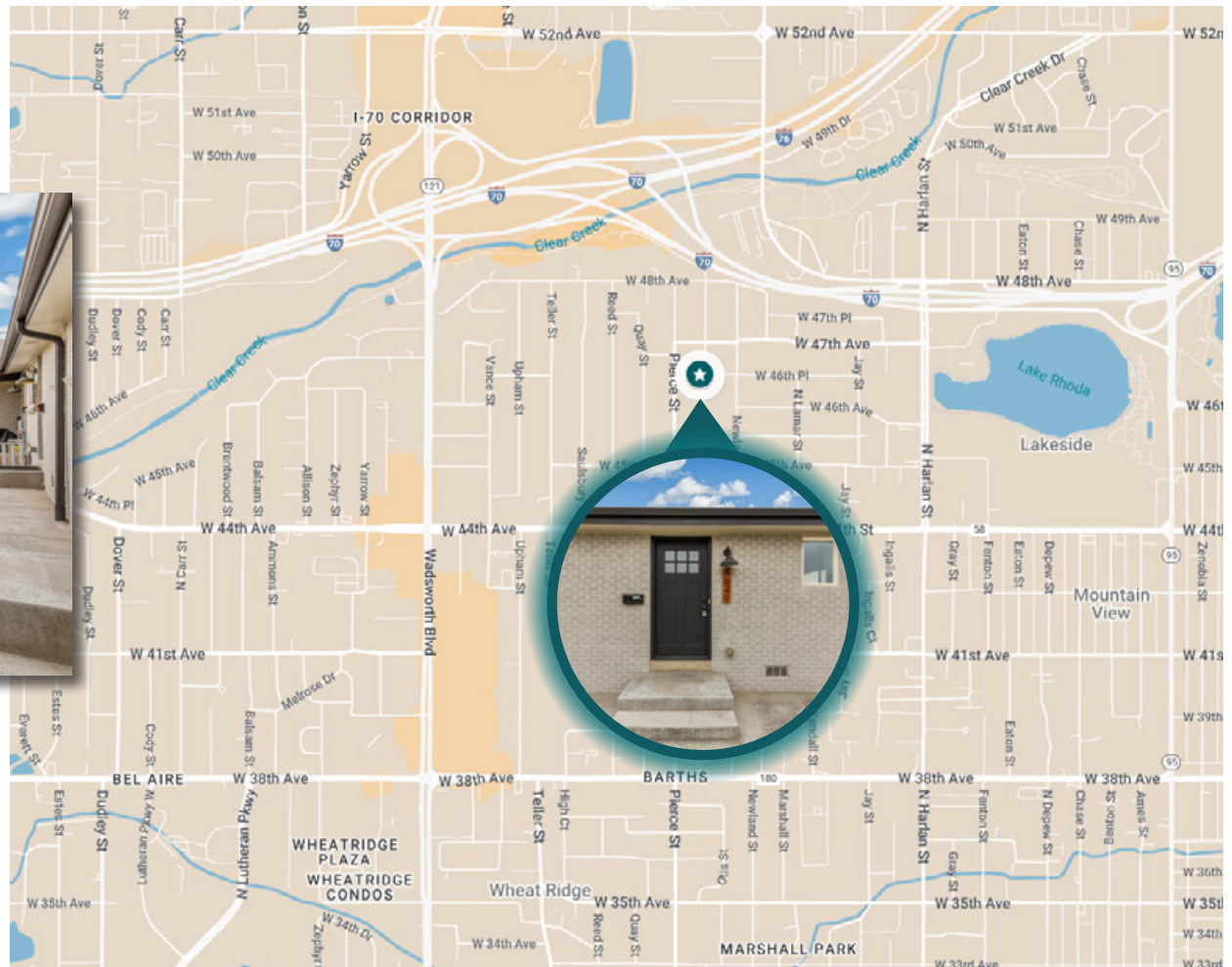
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PROPERTY OVERVIEW



4629-4653 OTIS STREET

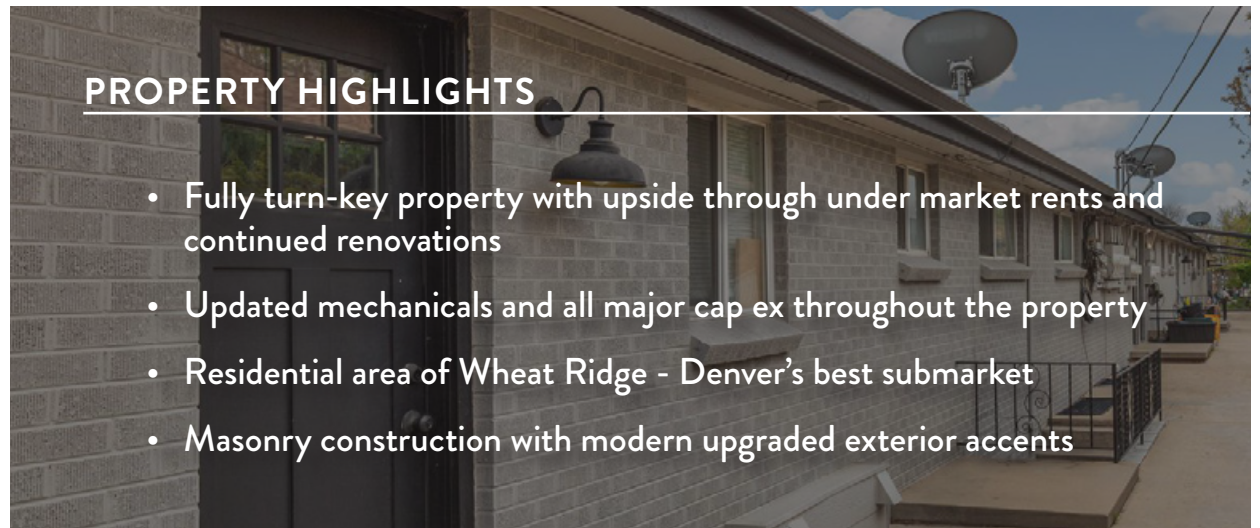
WHEAT RIDGE, CO 80033



County	Jefferson
Year Built/Reno.	1960/2023
# Buildings	1
# Stories	1
Total Units	13
Construction	Masonry
Roof Type	Pitched
Gross Building SF	9,840
Lot SF	23,610
Parking	Surface 22 Spaces
Cooling/Heating	Wall Units/Boiler
Gas/Electric	Master/Individual
Water/Sewer	Master

PROPERTY HIGHLIGHTS

- Fully turn-key property with upside through under market rents and continued renovations
- Updated mechanicals and all major cap ex throughout the property
- Residential area of Wheat Ridge - Denver's best submarket
- Masonry construction with modern upgraded exterior accents



PROPERTY PHOTOS



UNIT AMENITIES

- High quality interior renovations
- Luxury vinyl plank flooring and new baseboards
- Fully updated kitchens, baths, and lighting
- Large open units
- Replaced windows throughout
- Front & back door entrances







FINANCIAL ANALYSIS



RENT ROLL

UNIT TYPE	#	AVG SQ FT	CURRENT RENT	CURRENT RENT / SF	MARKET RENT	MARKET RENT / SF
1 Bed, 1 Bath	4	650	\$1,275	\$1.96	\$1,395	\$2.15
2 Bed, 1 Bath	9	750	\$1,459	\$1.95	\$1,649	\$2.20
TOTAL / AVERAGE	13	9,350	\$18,235	\$1.95	\$20,421	\$2.18



INCOME & EXPENSES

INCOME		CURRENT		PROFORMA
Gross Potential Rent		\$218,820		\$245,052
Laundry		\$1,248		\$1,285
Other		\$1,818		\$1,872
GROSS POTENTIAL INCOME		\$221,886		\$248,209
Vacancy/Collection Loss	5.0%	\$(10,941)	5.0%	\$(12,253)
EFFECTIVE GROSS INCOME		\$210,945		\$235,957

EXPENSES		CURRENT		PROFORMA
Property Taxes		\$11,096		\$11,096
Insurance		\$10,464		\$10,464
Utilities		\$15,116		\$15,116
Repairs & Maintenance		\$1,900		\$1,900
Cleaning		\$9,884		\$9,884
Legal & Professional		\$750		\$773
Management		\$7,611		\$7,611
TOTAL EXPENSES	26.9%	\$56,821	24.1%	\$56,844
Expenses per SF (gross)		\$5.77		\$5.78
Expenses per Unit		\$4,371		\$4,373
NET OPERATING INCOME		\$154,123		\$179,113
Cap Rate		6.16%		7.16%
Cash Flow		\$61,623		\$86,613
Debt Service		\$92,500		\$92,500
Cash on Cash Return		9.48%		13.33%
Total Return		9.5%		13.3%

INVESTMENT CONCLUSIONS

4629-4653 OTIS STREET
WHEAT RIDGE, CO 80033

13 Units | 9,840 SF Building | 23,610 SF Lot

PURCHASE PRICE **\$2,500,000**

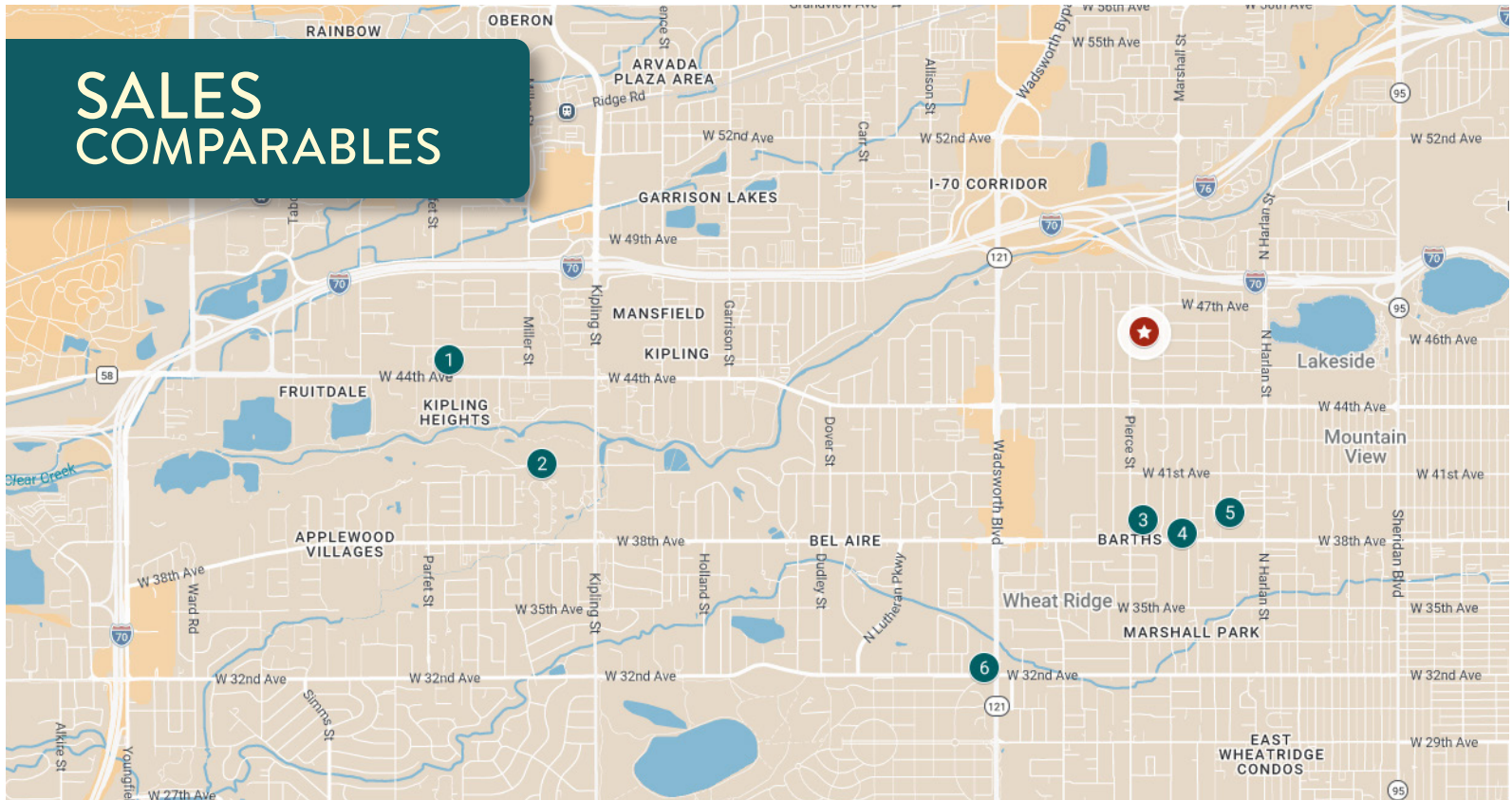
Total SF:	9,840
Price Per SF:	\$254.07
Total Units:	13
Price Per Unit:	\$192,308
In-Place Cap Rate:	6.16%
Proforma Cap Rate:	7.16%

FINANCING

Loan to Value:	74%
Loan Amount:	\$1,850,000
Down Payment:	\$650,000
Interest Rate:	5.00%
Amortization:	30 Years



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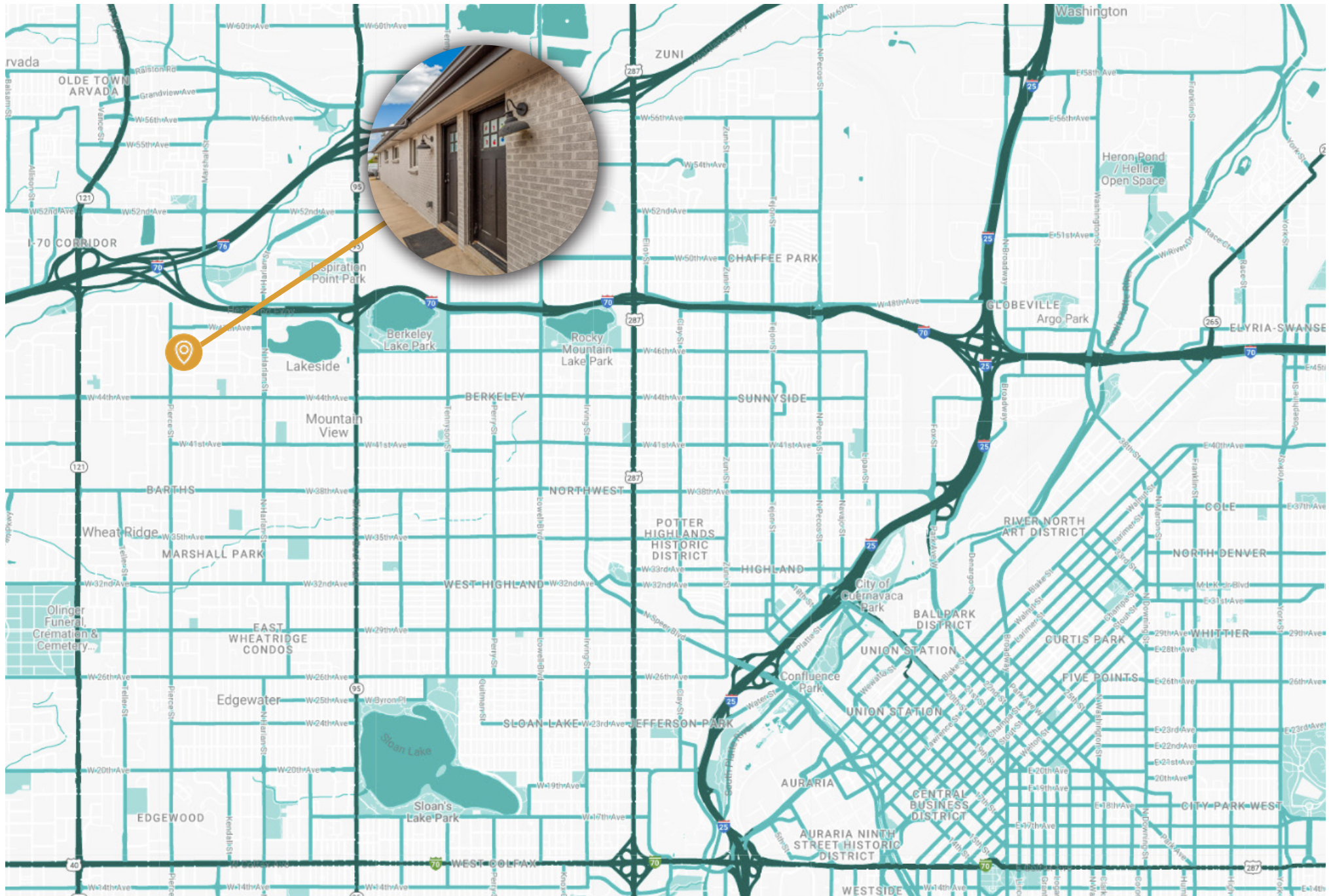


#	PROPERTY	SOLD DATE	SOLD PRICE	UNITS	\$/UNIT	CAP RATE
Sub.	4629-4653 Otis St, Wheat Ridge, CO 80033	-	\$2,500,000	13	\$192,308	6.16%
1	10900 W 44th Pl, Wheat Ridge, CO 80033	3/4/26	\$1,500,000	7	\$214,286	5.74%
2	10345-10365 W 41st Ave, Wheat Ridge, CO 80033	4/6/26	\$1,460,000	7	\$208,571	6.31%
3	3851 Otis St, Wheat Ridge, CO 80033	8/25/25	\$1,473,000	7	\$210,429	6.10%
4	6499 W 38th Ave, Wheat Ridge, CO 80033	5/14/25	\$2,850,000	14	\$203,571	6.22%
5	6130 W 40th Ave, Wheat Ridge, CO 80033	10/28/24	\$3,150,000	14	\$225,000	4.93%
6	7649 W 32nd Ave, Wheat Ridge, CO 80033	10/16/24	\$2,100,000	10	\$210,000	5.85%
AVERAGES			SOLD PRICE \$2,088,833	PRICE/UNIT \$211,976	CAP 5.86%	

AREA OVERVIEW



LOCATION MAP



4629-4653 OTIS ST · WHEAT RIDGE /16

LOCATION HIGHLIGHTS

- Primarily residential Wheat Ridge pocket
- Short drive to the Highlands, 44th & Tennyson, and 15 minutes from Denver
- Great nearby by retail
- Near significant major thoroughfares: Wadsworth, Sheridan, and I-70
- In between Crown Hill Park and Berkley Lake Park

WALK & BIKE SCORE



Walk Score

78

Walker's Paradise

Most errands can be accomplished on foot



Bike Score

77

Biker's Paradise

Biking is convenient for most trips



WHEAT RIDGE, CO AT A GLANCE

39.7661° N, 105.0772° W

Wheat Ridge is one of the closest suburbs to Denver, ideally situated to the west of the city between Edgewater and Golden. Located at 5,459 feet, the convenient Front Range location makes it one of the most sought-after areas for home buyers.

Wheat Ridge is an interesting mix of old and new that embodies the deep roots of a City with a rich history and a strong sense of community. Its central location provides short commutes to major interstate highways, the majestic Rocky Mountains, and the amenities of the large metropolitan City of Denver, Colorado. With easy access from I-70, you can be skiing, hiking or participating in a wide range of internationally-acclaimed mountain sports in less than an hour.

For those who prefer exploring the outdoors, Wheat Ridge is home to more than 20 parks, equestrian trails, and open public space. Primarily a residential city, Wheat Ridge also features an expansive community with a rich mix of cultural and shopping centers.

Main attractions include the Wheat Ridge Greenbelt—A sprawling 300-acre open space, home to numerous wildlife and hiking trails, the Brass Armadillo Antique Mall—A mega-hub for vintage shopping, and the Ridge at 38—Considered the downtown section of Wheat Ridge with plenty of arts and culture, as well as shopping, dining and entertainment options.

RETAIL/AREA MAP



LOCAL ECONOMY



DENVER EMPLOYERS

Home to some of the fastest-growing counties in the nation, Metro Denver attracts businesses and keeps them. Our competitive environment, sound transportation infrastructure, and variety of industries bring companies here.

Denver ranks No. 4 among Forbes' 2019 The Best Places for Business and Careers.

Colorado ranked No. 9 on Forbes' Best States for Business.

Denver International Airport is just a few hours from either coast, making our area especially attractive for regional and international headquarters. Our modern airport offers direct flights to some of the major business centers in Europe, Japan, Mexico, and Canada. It's easy to understand why the Metro Denver region is fast becoming headquarters central.

Fortune 500 Companies That Call Colorado Home:

- Arrow Electronics
- DISH Network
- Qurate Retail
- Ball
- DaVita
- FV
- Newmont
- Liberty Media
- DCP Midstream
- Ovintiv

PUBLIC TRANSPORTATION



With more than 170 bus routes, 12 rail lines, and many specialty services, RTD makes it easy to get around town.

Get where you want to go with over 100 Local, Regional and SkyRide bus routes, 10 rail lines providing 113 miles of rail service and 96 Park-n-Rides.

2026 POPULATION

729,019

MEDIAN HOME PRICE

\$574K

OF EMPLOYEES

555,300

PARK SYSTEM RANKING

#10

TRUST FOR PUBLIC LAND, 2025

BEST U.S. ART DISTRICTS

#9

USA TODAY, 2025

ACTIVE LIFESTYLE

#2

ACSM FITNESS INDEX, 2025

HEALTHIEST CITIES

#7

WALLETHUB, 2025

BEST CITY FOR NEW GRADS

#4

RENTHOP, 2025

BEST LARGE AIRPORT

#5

USA TODAY, 2025

BEST BEER CITY

#3

CRAFT BEER & BREWING, 2025

ECONOMIC PERFORMANCE
(LARGE METROS)

#29

MILKEN INSTITUTE, 2025



DENVER COLORADO

2026 ECONOMIC OVERVIEW

Denver's multifamily market is moving toward a late-cycle reset as the supply wave crests and forward construction decelerates sharply. Metro vacancy ran approximately 8% in Q1 2026, reflecting the concentration of recent deliveries in Class A product and continued use of concessions to defend occupancy. Demand has held up, with trailing 12-month net absorption near 9,000 units and Q1 2026 swinging back to a positive ~2,750 units after a seasonally weak Q4. Underlying drivers remain supportive even as the labor market has cooled: Denver metro nonfarm payrolls held essentially flat year over year at 1.62 million as of January 2026, unemployment sits at 3.8%, and the metro ranked third nationally for domestic in-migration as a share of population in 2024-2025 per Bank of America, with working-age inflows continuing to drive household formation. Asking rents remain down approximately 4 percent year over year, but the market is increasingly divided: newly delivered luxury product is bearing the brunt of pricing pressure, while well-located workforce and mid-tier communities are stabilizing faster. With roughly 7,000 units under construction (a pipeline more than 40% below long-term norms) and 2026 completions projected at fewer than 5,000 units, roughly a 75 percent decline from the 2024 peak, supply pressure is set to ease materially, positioning the market for firmer fundamentals and a return to positive rent growth through 2026 and into 2027.

KAUFMAN HAGAN
COMMERCIAL REAL ESTATE



Kaufman Hagan is a Denver-based commercial real estate brokerage built by various industry leaders to create unique, high-value services for our investment partners and our brokers.

BROKERED SALES

\$1B+

CLOSED TO DATE

COMBINED EXPERIENCE

100+

YEARS

TRANSACTION VALUE

\$115M

CURRENTLY ACTIVE

WHAT WE DO

We specialize in acquisition and disposition brokerage services, property-value analysis, market insight and strategic ownership advisory. We cultivate opportunities for our investment partners and local community with a deep understanding of real estate and its value in all of our lives. More than anything, we have a profound respect for how important real estate decisions are for our investment partners. We believe that unique opportunities can be found from both the most complex and the most common real estate transactions when we bring the right people, insights and innovation to the table.



WHO WE ARE

Kaufman Hagan is a commercial real estate brokerage built by various industry leaders to create unique, high-value services for our investment partners and our brokers. Together, our team's unique perspective and high-tech approach enables our ability to unlock the potential of real estate and create meaningful impact. Our success is measured by the lasting relationships and trust built with our lifelong investment partners.

WHAT WE ARE NOT

Egos in suits. We are not unappreciative, commission-focused brokers with limited or single-deal focused mindsets. We do not take shortcuts, skip over details or take the easy way out.



**BRANDON
KAUFMAN**
PRINCIPAL



**TEAL
HAGAN**
PRINCIPAL + EMPLOYING BROKER



**HALEY
FORD**
DIRECTOR OF MARKETING



**DIANNA
TALTY**
DIRECTOR OF TRANSACTIONS
& ASSET MANAGEMENT



**COLBY
CONSTANTINE**
INVESTMENT ADVISOR



KAUFMAN HAGAN
COMMERCIAL REAL ESTATE



**ANDREW
VOLLERT**
BROKER



**ZACHARY
BIERMAN**
BROKER



**RYAN
FLOYD**
BROKER



**LOUIS
PASSARELLO**
JUNIOR BROKER



**DREW
MADAYAG**
JUNIOR BROKER

➤ **EMPATHY**

We recognize that buying or selling an investment property is more than a transaction. We listen more than we talk. We see things from their perspective. We empower our clients with empathy-driven solutions to navigate their real estate journey with care and understanding.

➤ **TEAM MENTALITY**

We value championships over MVP's. We collaborate openly and vulnerably every day and we view our clients as our investment partners.

➤ **DISPROPORTIONATE VALUE**

We provide more value than what is provided by other brokers in our market. We will give you more than you pay for. We acknowledge real estate as a dynamic value exchange and prioritize meeting all parties' needs comprehensively.

➤ **PERSEVERANCE & PASSION**

We pursue long-term success. We navigate through short-term market fluctuations with a long-term mindset.

➤ **TANGIBLE RESULTS**

We do not confuse activity with achievement. We provide more than just promises. We are driven by results and motivated by success by delivering measurable outcomes, turning our client's real estate goals into tangible achievements.

➤ **ELITE PERFORMANCE**

We've flipped the standard org chart. Our leaders are fully integrated in day to day operations, supporting and encouraging our team from the ground up, acting as a foundation for growth.

Brandon Kaufman

PRINCIPAL

Brandon Kaufman is a Principal of KH Commercial Real Estate after five years as a Director at previous CRE brokerages, where he brokered over \$800,000,000 in various types of real estate, focusing primarily on existing multifamily as well as development sites. During this time, he was awarded the 2018 DMCAR Young Broker of the Year award. At KH, he continues to promote positive collaboration to best assist with the company's client needs. He takes great pride in setting high expectations for himself, and delivering on those expectations for the sake of his clients.

Prior to real estate, Brandon had many athletic ventures that assisted in his fast growth in the competitive environment of commercial real estate. Most notably, he spent two years playing for the NFL with the Buffalo Bills (2013-2014), and in 2016 played for the Gold Coast Suns of the Australian Football League. During his time playing professional football, Brandon was a partner at Just Results Fitness in Broomfield, Colorado, while also establishing a Wide Receiver Academy for high school and collegiate football athletes, whom he still works with to this day. Having been in a world of high-level competition and professionalism previously, Brandon's athlete experience has given him a great disposition to represent KH clients in the best light.

When not in the office, Brandon enjoys spending time with his wife and three children. His interests all lie in being around family, including coaching his nephews and younger sister, golfing with his dad, and going to concerts and Denver sporting events with his wife and friends.



303-547-7357



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Wheat Ridge, CO 80033



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DISCLOSURE & CONFIDENTIALITY AGREEMENT

The Owner has engaged Kaufman Hagan Commercial Real Estate (“KH”) to openly represent them on the sale of the Multifamily Property known as 4629-4653 Otis St, Wheat Ridge, CO 80033 (“Property”). The Owner has directed that all inquiries and communications with respect to the contemplated sale of such Property be directed to KH.

Marketing Information and the contents, except such information that is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting the Marketing Information, Recipient agrees that he or she will hold and treat it in the strictest confidence, that you will not disclose the Marketing Information or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or KH and that you will not use the Marketing Information or any of the contents in any fashion or manner detrimental to the interest of Owner.

The recipient further agrees that all information received in written form will be returned if the transaction does not fully consummate.

The recipient further agrees that this confidentiality agreement shall survive the consummation or lack of consummation of the transaction and shall be binding upon its agents, successors, and assigns and insures to the benefit of the Owner and its agents, successors and assigns.

The recipient further agrees to save and hold harmless KH, its agents, successors and assigns and the Owner and its agents, successors and assigns, from any such actions or cause of actions which may arise as a result of a violation of the provisions of this agreement.

The enclosed information (and any supplemental materials provided to a prospective purchaser) has been obtained by sources believed reliable. While KH does not doubt its accuracy, we have not verified it and neither we nor the Owner make any guarantee, warranty or representation of any kind or nature about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example and do not represent past, current or future performance of the property. The value of this transaction to you depends on many considerations, including tax and other factors, which should be evaluated by you and your tax, financial and legal advisors. You and your advisors should conduct a careful and independent investigation of the property to determine to your satisfaction the suitability of the property and the quality of its tenancy for your records.

The Evaluation Material furnished to Buyer will not be used by Buyer for any purpose other than for evaluating a possible transaction involving the Property with the Owner. KH represents the owner and does not allow any sub agency to any other broker. KH has no power or authority in any way to bind the Owner with respect to a transaction involving the Property.

