

1474 Xenia St, Denver, CO

OFFERING MEMORANDUM



HANSEN
Apartment Group


CAPITAL
— property group —

Disclaimer

Capital Property Group has prepared the following Document, which contains select information pertaining to the business and financial operation of the Property and its Owner. This Document is not all-inclusive, nor does it contain all information that may be required by a prospective purchaser. Neither the Owner, Capital Property Group, nor Owner's or Capital Property Group respective officers, employees, or agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Document or any of its contents, any information as defined below or the condition of the Property, and no legal liability is assumed or shall be implied with respect thereto. Purchaser(s) and / or Purchaser's Agent(s) ("You") will only be able to rely upon those representations and warranties contained in any final agreement entered into between You and Owner relating to the purchase and sale of the Property.

By acknowledging and accepting the receipt of this Document, You hereby agree:

1. The Document and its contents, and all other information supplied to you, in any manner, by Owner and/or Capital Property Group (collectively the "information") are confidential;
2. You and your shareholders, members, directors, officers, employees, agents and representatives (collectively "Purchaser") will keep the information confidential, and will not disclose or otherwise divulge or permit anyone else to disclose or otherwise divulge any of the information in any manner to any other individual, entity or party. Notwithstanding the foregoing, Purchaser may disclose such information to Purchaser's shareholders, members, directors, officers, employees, agents and representatives who need to know such information in connection with the possible acquisition of the Property, provided that such shareholders, members, directors, officers, employees, agents and representatives agree to maintain the confidentiality of the Information in accordance with this Agreement;

3. Purchaser will not use the Information for any purpose other than to evaluate Purchaser's potential acquisition of the Property;
4. Purchaser shall not copy or otherwise duplicate any of the Information, and agrees to return upon demand of Owner or Capital Property Group all Information and destroy any extracts, analyses, summaries, or other documents prepared from or based upon the Information;
5. You and your agents are not entering into a co-broke agreement with Capital Property Group; and
6. The Property and improvements described in this Document are being offered for sale on an "As Is, Where Is" basis without representations or warranties.

The Owner and Capital Property Group reserve the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any entity or person reviewing this Document or Information making an offer to the purchase the Property until a written agreement for the purchase of the Property has been fully executed.

If you do not wish to pursue negotiations leading to the potential acquisition of this Property, or if in the future you discontinue such negotiations, then you agree to return this Document to Capital Property Group. This Document shall not be deemed to represent the state of the affairs of the Property or constitute an indication that there has been no change in the state of the affairs of the Property since the date this Document was prepared.

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1474 Xenia St, Denver, CO



Property
Overview

Property Photos



Property Photos



Property Photos



Property Photos



Property Details

LOCATION

Property Address 1474 Xenia Street
City, State, Zip Denver, CO 80220
County Denver County

PROPERTY

Lot SF: 6,098 SF
Gross Building SF: 5,690 SF
Year Built/Renovated: 1962
of Buildings 1
of Stories 2
of Units: 13
Parking: 8 Spaces

CONSTRUCTION

Exterior Construction Masonry
Parking Surface
Roof Pitched Shingle



Unit Mix

Floor Plan	No. of Units	Avg. Rentable SF	Total Rentable SF	Avg. Current Rent/Unit	Current Rent/SF	Total Current Monthly Rent	Avg. Pro Forma Rent/Unit	Pro Forma Rent/SF	Total Monthly Pro Forma Rent
1BD/1BA	12	411 SF	4,932 SF	\$1,000	\$2.43	\$12,000	\$1,050	\$2.55	\$12,600
2BD/1BA	1	750 SF	750 SF	\$1,300	\$1.73	\$1,300	\$1,350	\$1.80	\$1,350
Total / Wtd. Avg:	13	437 SF	5,682 SF	\$1,023	\$2.34	\$13,300	\$1,073	\$2.46	\$13,950

Unit #	Unit Beds	Unit Baths	Unit SF	Current Rent	Annual Current Rent	Current Rent/SF	Monthly Pro Forma RUBS	Annual Pro Forma RUBS	Monthly Pro Forma Rent	Annual Pro Forma Rent	Pro Forma Rent/SF
1	1 BD	1 BA	411 SF	\$1,000	\$12,000	\$2.43	\$50	\$600	\$1,050	\$12,600	\$2.55
2	1 BD	1 BA	411 SF	\$1,000	\$12,000	\$2.43	\$50	\$600	\$1,050	\$12,600	\$2.55
3	1 BD	1 BA	411 SF	\$1,000	\$12,000	\$2.43	\$50	\$600	\$1,050	\$12,600	\$2.55
4	1 BD	1 BA	411 SF	\$1,000	\$12,000	\$2.43	\$50	\$600	\$1,050	\$12,600	\$2.55
5	1 BD	1 BA	411 SF	\$1,000	\$12,000	\$2.43	\$50	\$600	\$1,050	\$12,600	\$2.55
6	1 BD	1 BA	411 SF	\$1,000	\$12,000	\$2.43	\$50	\$600	\$1,050	\$12,600	\$2.55
7	1 BD	1 BA	411 SF	\$1,000	\$12,000	\$2.43	\$50	\$600	\$1,050	\$12,600	\$2.55
8	1 BD	1 BA	411 SF	\$1,000	\$12,000	\$2.43	\$50	\$600	\$1,050	\$12,600	\$2.55
9	1 BD	1 BA	411 SF	\$1,000	\$12,000	\$2.43	\$50	\$600	\$1,050	\$12,600	\$2.55
10	1 BD	1 BA	411 SF	\$1,000	\$12,000	\$2.43	\$50	\$600	\$1,050	\$12,600	\$2.55
11	1 BD	1 BA	411 SF	\$1,000	\$12,000	\$2.43	\$50	\$600	\$1,050	\$12,600	\$2.55
12	1 BD	1 BA	411 SF	\$1,000	\$12,000	\$2.43	\$50	\$600	\$1,050	\$12,600	\$2.55
13	2 BD	1 BA	750 SF	\$1,300	\$15,600	\$1.73	\$75	\$900	\$1,350	\$16,200	\$1.80

Total / Wtd. Avg:	-	-	437 SF	\$1,023	\$159,600	\$2.34	\$52	\$8,100	\$1,073	\$167,400	\$2.46
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Income & Expenses

	ACTUAL NOI				PRO FORMA CASH FLOW			
OPERATING REVENUE	TOTAL	\$/UNIT	\$/GSF	%PMR	TOTAL	\$/Unit	\$/Gsf	%Pmr
Potential Market Rent	\$159,600	\$12,277	\$28.05	100.0%	\$167,400	\$12,877	\$29.42	100.0%
Vacancy	(\$7,980)	(\$614)	(\$1.40)	(5.0%)	(\$8,370)	(\$644)	(\$1.47)	(5.0%)
RUBS	-	-	-	-	\$8,100	\$623	\$1.42	4.8
Effective Gross Revenue	\$151,620	\$11,663	\$26.65	95.0%	\$167,130	\$12,856	\$29.37	99.8%
OPERATING EXPENSES	TOTAL	\$/UNIT	\$/GSF	%EGR	TOTAL	\$/UNIT	\$/GSF	%EGR
Real Estate Taxes	(\$8,539)	(\$657)	(\$1.50)	(5.6%)	(\$8,539)	(\$657)	(\$1.50)	(5.1%)
Repairs & Maintenance*	(\$10,400)	(\$800)	(\$1.83)	(6.9%)	(\$10,400)	(\$800)	(\$1.83)	(6.2%)
Insurance	(\$7,080)	(\$545)	(\$1.24)	(4.7%)	(\$7,080)	(\$545)	(\$1.24)	(4.2%)
Electricity	(\$7,132)	(\$549)	(\$1.25)	(4.7%)	(\$7,132)	(\$549)	(\$1.25)	(4.3%)
Water/Sewer	(\$7,361)	(\$566)	(\$1.29)	(4.9%)	(\$7,361)	(\$566)	(\$1.29)	(4.4%)
Garbage/Recycling	(\$2,995)	(\$230)	(\$0.53)	(2.0%)	(\$2,995)	(\$230)	(\$0.53)	(1.8%)
Management Fee**	(\$9,097)	(\$700)	(\$1.60)	(6.0%)	(\$10,028)	(\$771)	(\$1.76)	(6.0%)
Total Expenses	(\$52,604)	(\$4,046)	(\$9.24)	(34.7%)	(\$53,535)	(\$4,118)	(\$9.41)	(32.0%)
Net Operating Income	\$99,016	\$7,617	\$17.40	65.3%	\$113,595	\$8,738	\$19.96	68.0%

* Assumed repairs and maintenance of \$800 per unit per year.

** Assumed management fee of 6%

Pricing Summary



PRICING

Purchase Price	\$1,800,000
Price per SF	\$316.34
Price per Unit	\$138,462
Actual Cap Rate / Pro Forma	5.50% / 6.31%
Actual GRM / Pro Forma	11.28x / 10.75x
Actual Cash-on-Cash / Pro Forma	3.28% / 5.69%

PROPERTY SUMMARY

Term	120 Months
Loan to Value	66%
Proceeds	\$1,195,000
Amortization	30 Years
Interest Rate	5.25%
YR 1 Debt Payment (P/I)	\$79,186
Loan Payoff	\$979,282
Actual NOI	\$99,016
Pro Forma NOI	\$113,595
No. Of Units	13
GSF	5,690



Debt Quote

INDICATIVE LOAN PRICING		FREDDIE MAC - SBL						FANNIE MAE - SML		
LOAN PRODUCT	OPTION 1 5 YR FIXED	OPTION 2 7 YR FIXED	OPTION 3 10 YR FIXED	OPTION 4 5 YR FIXED	OPTION 5 7 YR FIXED	OPTION 6 10 YR FIXED	OPTION 1 5 YR FIXED	OPTION 2 7 YR FIXED	OPTION 3 10 YR FIXED	
Loan Amount	\$1,205,000	\$1,197,000	\$1,209,000	\$1,198,000	\$1,184,000	\$1,196,000	\$974,000	\$1,058,000	\$1,082,000	
Fixed Floating Rate Term	5 YR	7 YR	10 YR	5 YR	7 YR	10 YR	5 YR	7YR	10 YR	
Ammortization	30 YR	30 YR	30 YR	30 YR	30 YR	30 YR	30 YR	30 YR	30 YR	
Interest Only Period	1 Yrs.	2 Yrs.	3 Yrs.	1 Yrs.	2 Yrs.	3 Yrs.	2 Yrs.	3 Yrs.	5 Yrs.	
Prepay during Fixed, Floating	YM	YM	YM	54321	5544321	5544332211	YM,1%	YM,1%	YM,1%	
Rate Lock Period	Standard	Standard	Standard	Standard	Standard	Standard	Standard	Standard	Standard	
Debt Coverage Ratio as Underwritten	1.20x	1.20x	1.20x	1.20x	1.20x	1.20x	1.29x	1.25x	1.25x	
Loan To Value as Underwritten	66.94%	66.50%	67.17%	66.56%	65.78%	66.44%	54.11%	58.78%	60.11%	
Estimated Interest Rate	5.18%	5.24%	5.15%	5.23%	5.34%	5.25%	6.42%	5.96%	5.75%	
Approximate Annual Payment (Amort)	\$79,223	\$79,230	\$79,217	\$79,207	\$79,251	\$79,252	\$73,229	\$75,812	\$75,792	
Approximate Annual Payment (IO)	\$63,286	\$63,594	\$63,128	\$63,526	\$64,104	\$63,662	\$63,356	\$63,959	\$63,107	

Ana Ramos

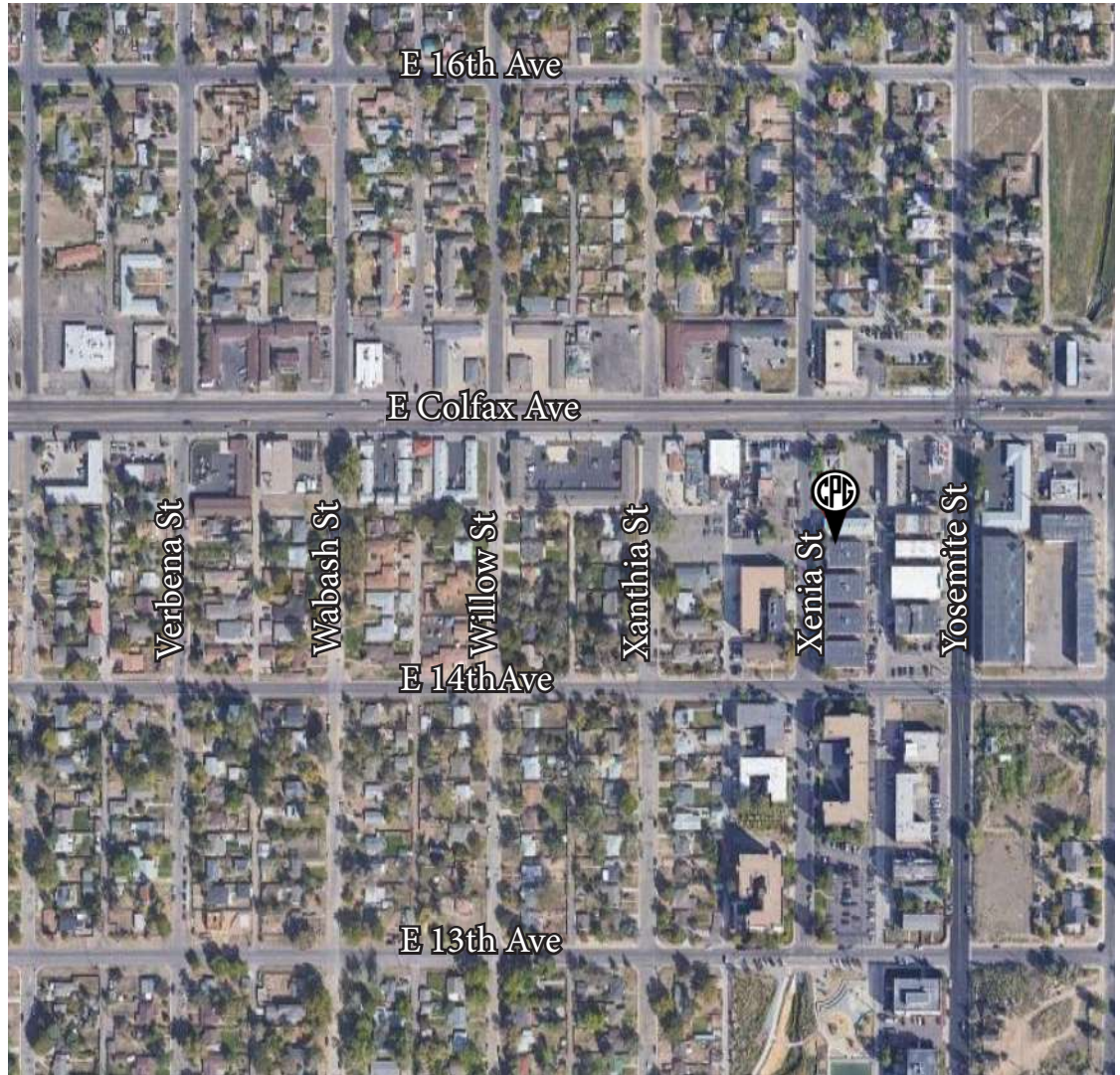
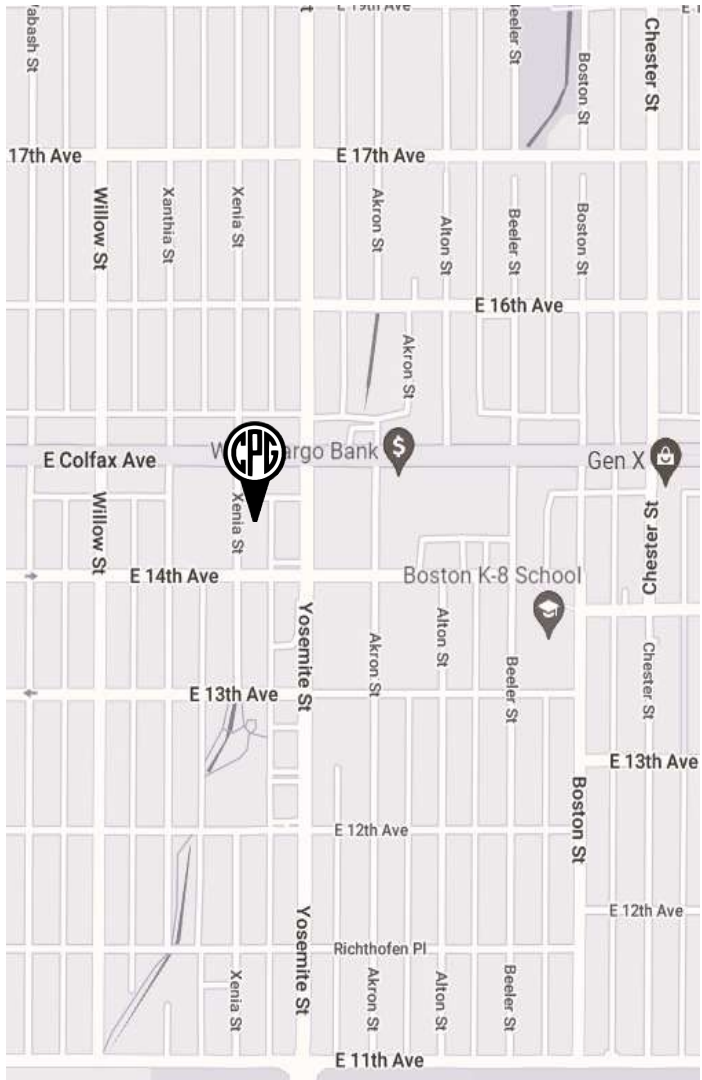
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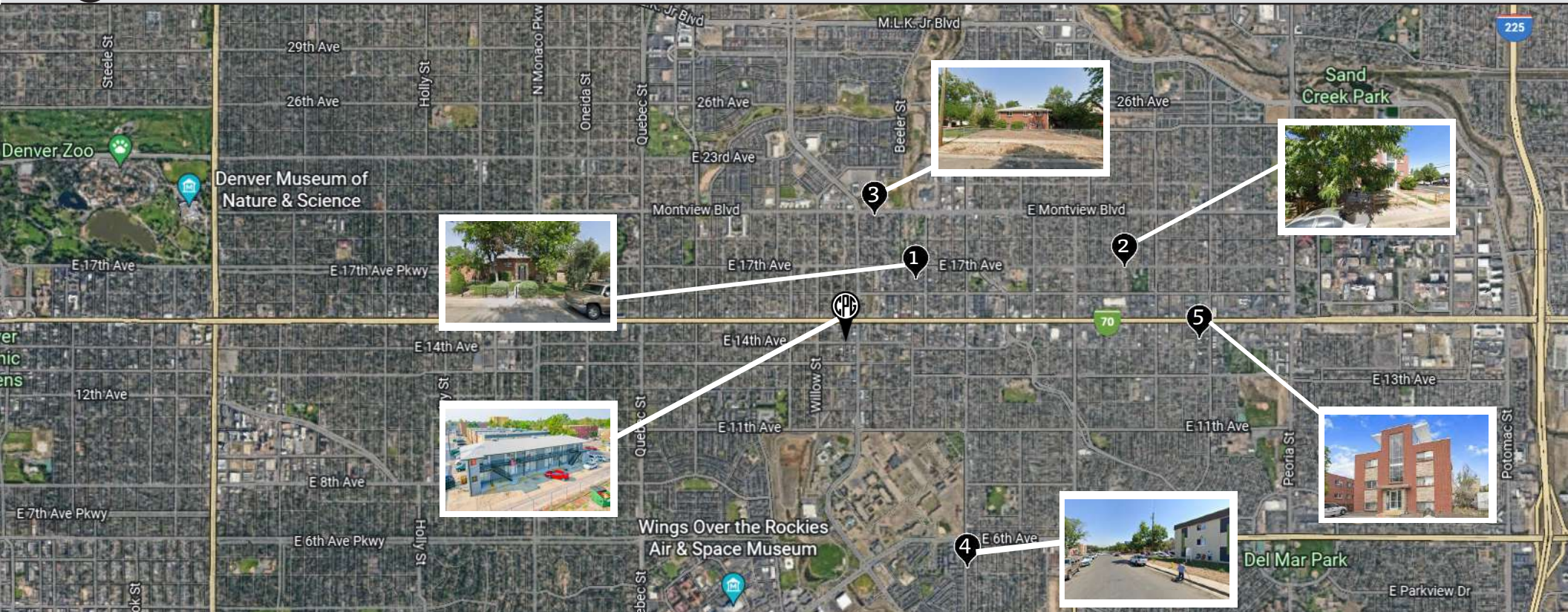


Location



Sale Comparables

	NAME	SALE PRICE	UNITS	PRICE PER UNIT	PRICE PSF	DATE SOLD	SALE CAP RATE
SUBJECT PROPERTY							
	1474 Xenia Street	\$1,800,000	13	\$138,462	\$316		5.50%
COMPS							
1	1634 Boston Street, Aurora, CO	\$840,000	6	\$140,000	\$275	5/25/2022	5.10%
2	1695 Joliet St, Aurora, CO	\$1,140,000	8	\$142,500	\$261	8/31/2022	4.87%
3	1984 Akron Street, Aurora, CO	\$1,250,000	8	\$156,250	\$247	7/15/2022	4.75%
4	500 Dayton Street, Aurora, CO	\$2,796,500	18	\$155,361	\$221	9/1/2022	4.91%
5	1432 Macon Street, Aurora, CO	\$1,700,000	12	\$141,667	\$270	10/10/2022	



Aurora, CO



Location
Overview

Why Aurora?

Aurora is located minutes from Denver International Airport.

Aurora, featuring countless parks, allows residents to enjoy Colorado's beautiful weather and incredible outdoors right in their backyard. Montview and City Park are close to the properties, providing the perfect place for outdoor relaxation. Residents can visit plenty of local bike rentals and bike shops to explore Aurora's 50 miles of trails and 6,000 acres of open space.

Another main attraction is the Stanley Marketplace, one of Colorado's most sought-after business collective spaces. Featuring food, drinks, shops, specialty gyms, workspaces, and more -all in a repurposed airplane factory from 1954! Stanley Marketplace houses over 50 local businesses, including the Stanley Beer Hall, Denver Biscuit Company, Annette scratch-to-table restaurant, Fly Kickbox, Miette et Chocolat, Logan House Coffee Company, Poppy & Pine, Mondo Market, and Sweet Cow Ice Cream. Additionally, Stanley Marketplace offers The Hangar, an 18,500 square foot, large jet hangar next to Denver's former main runway converted into an event space.

Aurora is a big city, and with that comes lots of benefits. One benefit is that most big cities have public transit, but Aurora shines when it comes to the extensiveness and use of its public transit system. More than most large American cities, Aurora citizens use public transit daily to get to and from work.

Because Aurora is just a short drive from Downtown Denver, residents have easy access to the city's greatest attractions. Options are endless, starting with Avalanche games at Ball Arena, the Rockies at Coors Field, or the Broncos at Mile High Stadium. With Red Rocks Amphitheatre, Marquis Theater, Ogden Theater, and Fillmore Auditorium, nearby music fans can enjoy their favorite musicians. There is also a great nightlife scene in Denver neighborhoods such as LoDo, Uptown, Colfax, and LoHi.



Market Overview

Location

Centrally located in the United States, Aurora functions as one of the metro area's most strategic transportation hubs. Aurora accesses multiple interstate highways, highly efficient airports, two major rail lines, and an expanding mass transit network, including Light Rail.

Modern Streetcar/Transit

The R Line along I-225 was part of the Regional Transportation District's 2004 voter-approved FasTracks plan to expand transit across the Denver metro region. The new R Line consists of eight stations and connects major destinations such as the Aurora City Center, the University of Colorado Anschutz Medical Campus, the Fitzsimons Life Science District, and Denver International Airport via a transfer to the East Rail Line.

Highways

Aurora is as easy to reach as it is to navigate, with commute times averaging 30 minutes or less and minimal congestion.

Major highways serving area:

Interstate 70.....	East and West
Interstate 225.....	North and South
Interstate 25.....	North and South
Express Toll E-470.....	North and South
CO State Highway 83.....	North and Southeast
US 285.....	East and West

Airports

Denver International Airport (DEN) is the 6th busiest commercial passenger airport in the United States and the 19th busiest globally, with 58.3 million passengers in 2016. A major hub for United, Southwest, and Frontier Airlines, the airport averaged 1,500 passenger flights daily to more than 180 nonstop destinations. The airport has service to 19 international destinations in seven countries.

Aurora offers prime airport locations for industrial, distribution, hotel, regional headquarters, corporate training facilities, and general business services, plus the airport is 35 minutes or less from virtually anywhere in the city.

Front Range Airport delivers a full range of services for commercial, corporate, and private aircraft. Created in 1982 to serve as a general aviation reliever airport, Front Range Airport is now the largest general aviation airport in Colorado. With its unique location just 22 miles from downtown Denver and six miles southeast of Denver International Airport, Front Range Airport features premier general aviation facilities, in addition to 24-hour a day air cargo operations, railway track access, and business airpark opportunities.

Front Range Airport has applied to the Federal Aviation Administration (FAA) to become a licensed spaceport to serve as a launch site for suborbital Reusable Launch Vehicles (RLV) and as a test site for Unmanned Aerial Vehicles (UAV).



Meet the Team



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