



THE ARIA TOWNHOMES

ON WEST PARKSIDE PLACE

OFFERING MEMORANDUM

NON-ENDORSEMENT & DISCLAIMER NOTICE

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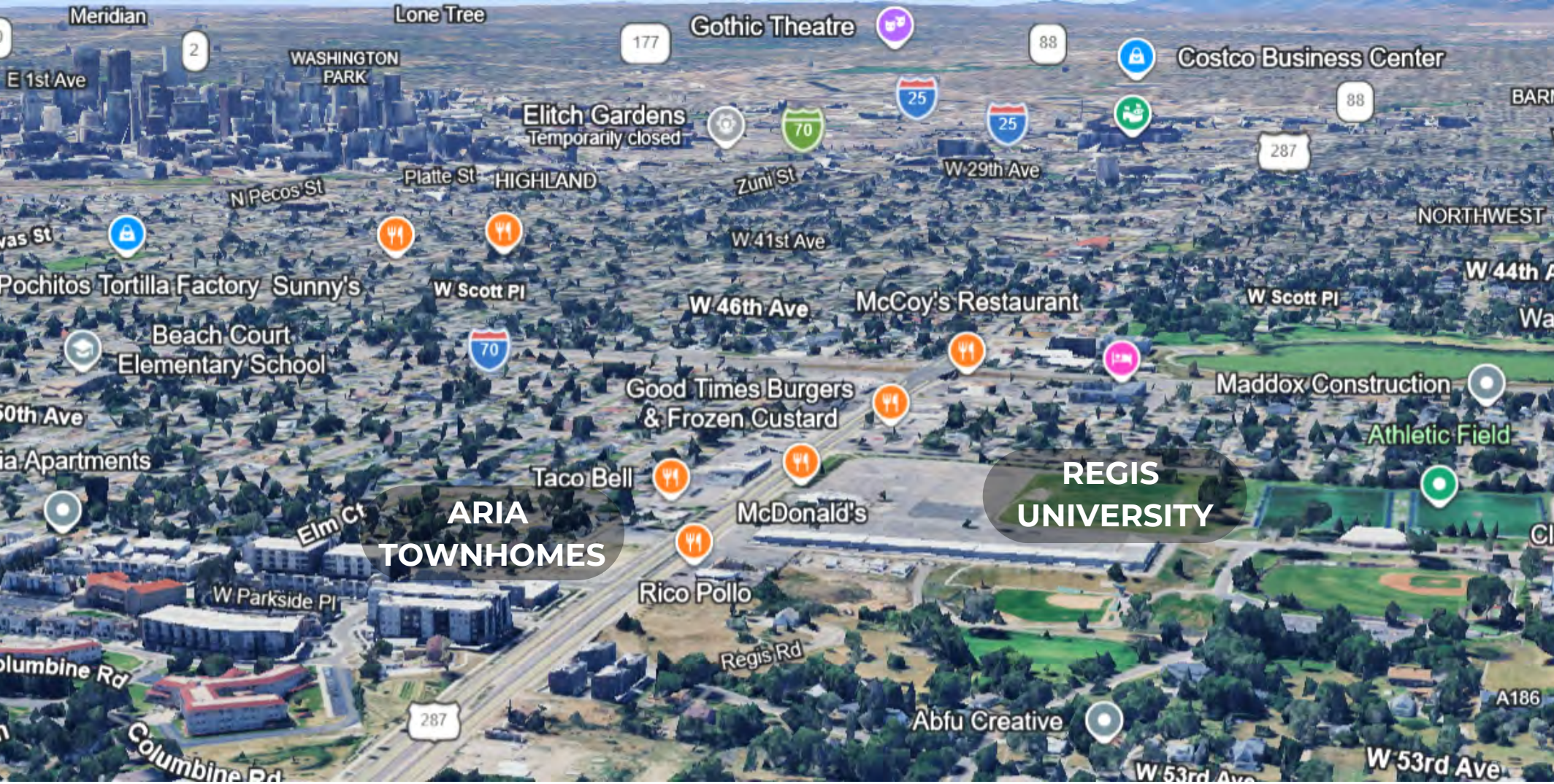
ARIA DENVER LOCATION & UNIT MIX

Aria Denver Townhomes are located in Northwest Denver near Regis University within a corridor experiencing continued reinvestment and residential growth along North Federal Boulevard. The surrounding area benefits from proximity to higher education, neighborhood-serving retail, and convenient connectivity to downtown Denver and nearby employment centers. Ongoing development along the North Federal corridor continues to strengthen the area’s long-term fundamentals and supports sustained renter demand from students, faculty, and young professionals seeking access to this growing submarket.

The community consists of nine modern townhome residences that are individually metered and deeded, designed to balance privacy and efficient density. The unit mix includes three exterior/end units with one shared wall, offering additional natural light and separation, and six interior units with shared side walls. The homes are purpose-built for rental living, providing residents with a contemporary alternative to traditional apartment housing while maintaining the benefits of a townhome layout in a highly accessible location.

ADDRESS: 5227 - 5235 N Eliot Street & 2900 - 2930 W Parkside Pl. Denver, CO 80221

Unit Mix - Aria Denver Townhomes			
Address	RSF	Bed	Bath
South Building			
5227 N Eliot Street	1,704 SF	3	2.5
5229 N Eliot Street	1,694 SF	3	2.5
5231 N Eliot Street	1,694 SF	3	2.5
5233 N Eliot Street	1,694 SF	3	2.5
5235 N Eliot Street	1,704 SF	3	2.5
North Building			
2900 W Parkside Place	1,704 SF	3	2.5
2910 W Parkside Place	1,694 SF	3	2.5
2920 W Parkside Place	1,694 SF	3	2.5
2930 W Parkside Place	1,694 SF	3	2.5



RENT ROLL & ANNUAL CASH FLOW

Rent Roll - Aria Denver Townhomes							
Address	Tenant Name	RSF	Rent	Deposit	Lease Start Date	Lease End Date	Rent/SF
South Building							
5227 N Eliot Street	Nancy L.	1,704 SF	\$2,945.00	\$1,000.00	1/9/2026	1/31/2027	\$1.73
5229 N Eliot Street	Justin H.	1,694 SF	\$3,295.00	\$1,000.00	7/1/2025	6/30/2026	\$1.95
5231 N Eliot Street	Mckenna D.	1,694 SF	\$2,995.00	\$1,000.00	6/1/2025	6/30/2026	\$1.77
5233 N Eliot Street	Jason S.	1,694 SF	\$2,995.00	\$1,000.00	7/1/2025	6/30/2026	\$1.77
5235 N Eliot Street	Cory H.	1,704 SF	\$3,400.00	\$1,000.00	8/1/2025	7/31/2026	\$2.00
North Building							
2900 W Parkside Place	Jacob S.	1,704 SF	\$3,400.00	\$1,000.00	8/1/2025	7/31/2026	\$2.00
2910 W Parkside Place	Tim P.	1,694 SF	\$3,295.00	\$1,000.00	8/1/2025	1/31/2027	\$1.95
2920 W Parkside Place	Michael H.	1,694 SF	\$3,000.00	\$1,000.00	9/1/2025	8/31/2026	\$1.77
2930 W Parkside Place	Sarah B.	1,694 SF	\$3,175.00	\$1,000.00	9/1/2025	8/31/2026	\$1.87

Annual Cash Flow (Stabilized)	Year 1
Gross Potential Rent	\$342,000
Additional Income	\$11,232
Effective Gross Rent	\$353,232
<u>Operating Expenses</u>	
Master Association Fee	(\$4,860)
Water	(\$3,240)
Trash	(\$3,132)
PM Fee	(\$10,597)
Property Taxes	(\$27,385)
Insurance	(\$16,900)
Maintenance	(\$4,500)
Total Operating Expenses	(\$70,614)
Net Operating Income	\$282,618



COMMUNITY OVERVIEW

Welcome to Aria Townhomes, where modern living meets the charm of a master-planned community. Nestled amidst rolling landscapes and greenery, Aria offers a harmonious blend of urban convenience and suburban tranquility.

Frontline farming takes center stage in this unique community, where residents can actively participate in community-supported agriculture, fostering a deeper connection to the land and their neighbors. Step into a vibrant neighborhood buzzing with energy and camaraderie. From young professionals to growing families, Aria is a very inclusive neighborhood.

Modern townhomes, condos, and apartments cater to diverse lifestyles, offering sleek design and contemporary amenities that elevate everyday living. Additionally, the retail strip adjacent to the townhomes offers Starbucks, Bank of America, and a Nail Salon within walking distance.



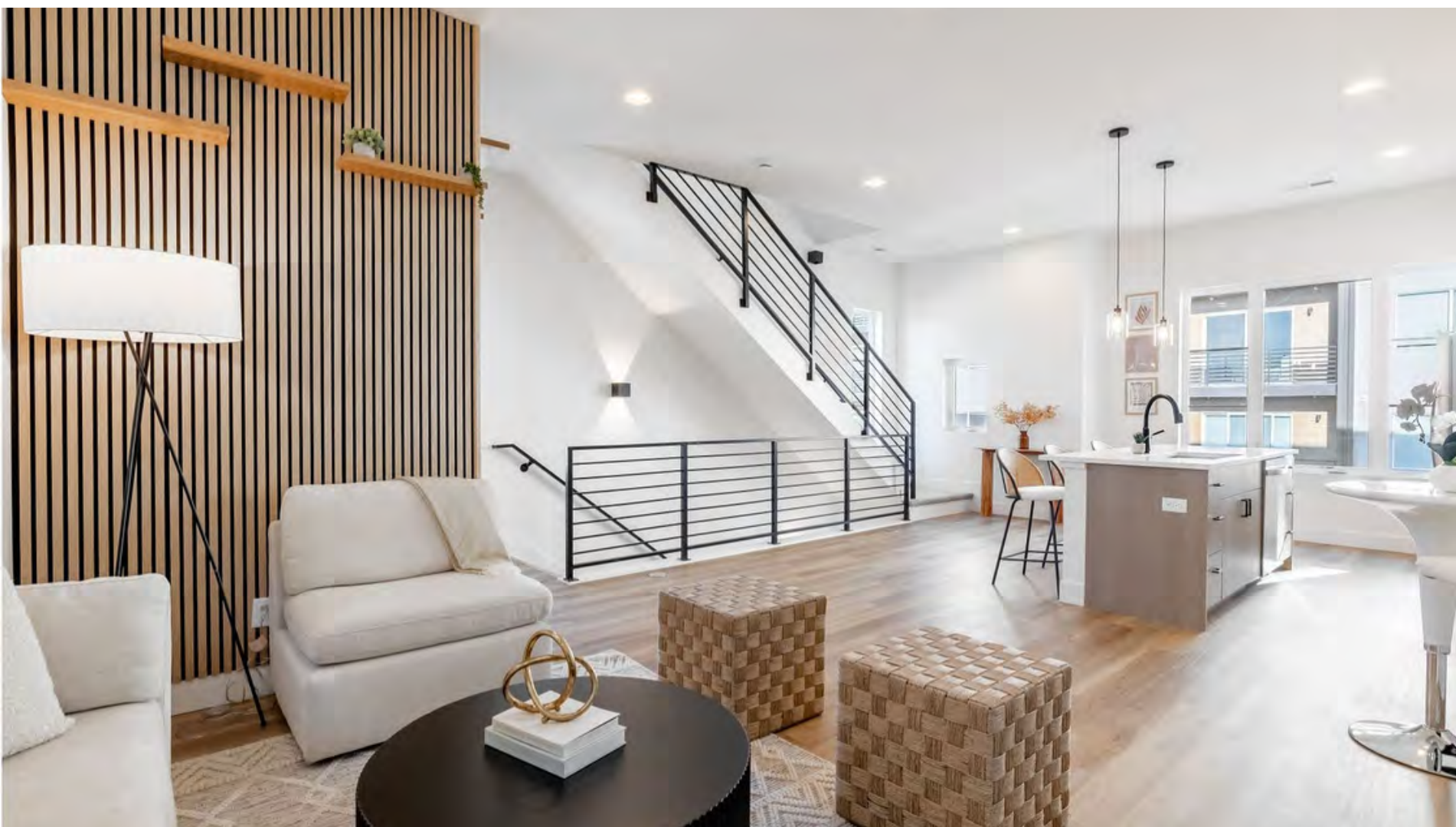
PROPERTY OVERVIEW

The Aria Townhomes, comprising of 9 units divided across two buildings, offers a blend of convenience and versatility. Each unit features 2-3 bedrooms, ensuring flexibility to cater to various tenant preferences, along with the added convenience of 1-car garages and driveways for ample parking space. Strategically located across the street from Regis University, these townhomes hold a distinct advantage, attracting students and faculty seeking quality housing options. This prime location not only ensures a steady influx of potential tenants but also contributes to the property's long-term value appreciation.

Furthermore, with ongoing development and economic growth in the surrounding area, these townhomes stand poised to benefit from increasing property values and rental rates, offering investors the potential for significant long-term capital appreciation. Beyond its proximity to educational institutions, the property is situated within a vibrant community, offering residents access to various amenities such as parks, restaurants, and retail establishments, further bolstering its attractiveness to potential tenants.

In summary, the Aria Townhomes present a compelling opportunity for investors. With its strategic location, attractive unit features, and promising investment potential, this offering is poised to deliver.





FLOORPLAN



1st Floor



2nd Floor



3rd Floor

LOCATION OVERVIEW

River North Arts District (RINO)

4.3 miles - 10 minutes away

Experience RiNo, Denver's vibrant arts hub, offering live music, diverse restaurants, and entertainment, all within a 10-minute reach from Aria Denver. Discover creativity in every corner.

Lower Highlands (LOHI)

3 miles - 5 minutes away

Indulge in LoHi's upscale allure, a haven of high-end restaurants and bars. Just a short distance from Aria Denver, savor the epitome of culinary excellence and refined entertainment.

Lower Downtown (LODO)

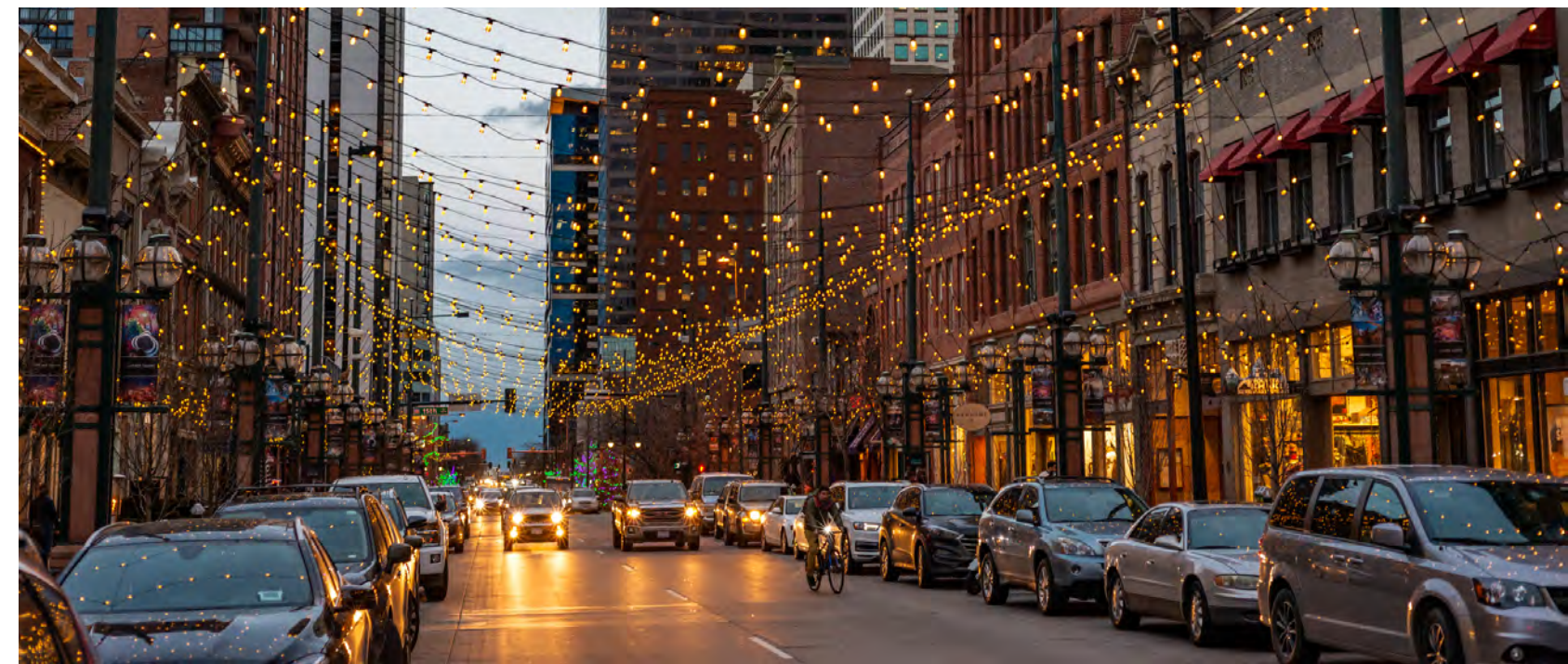
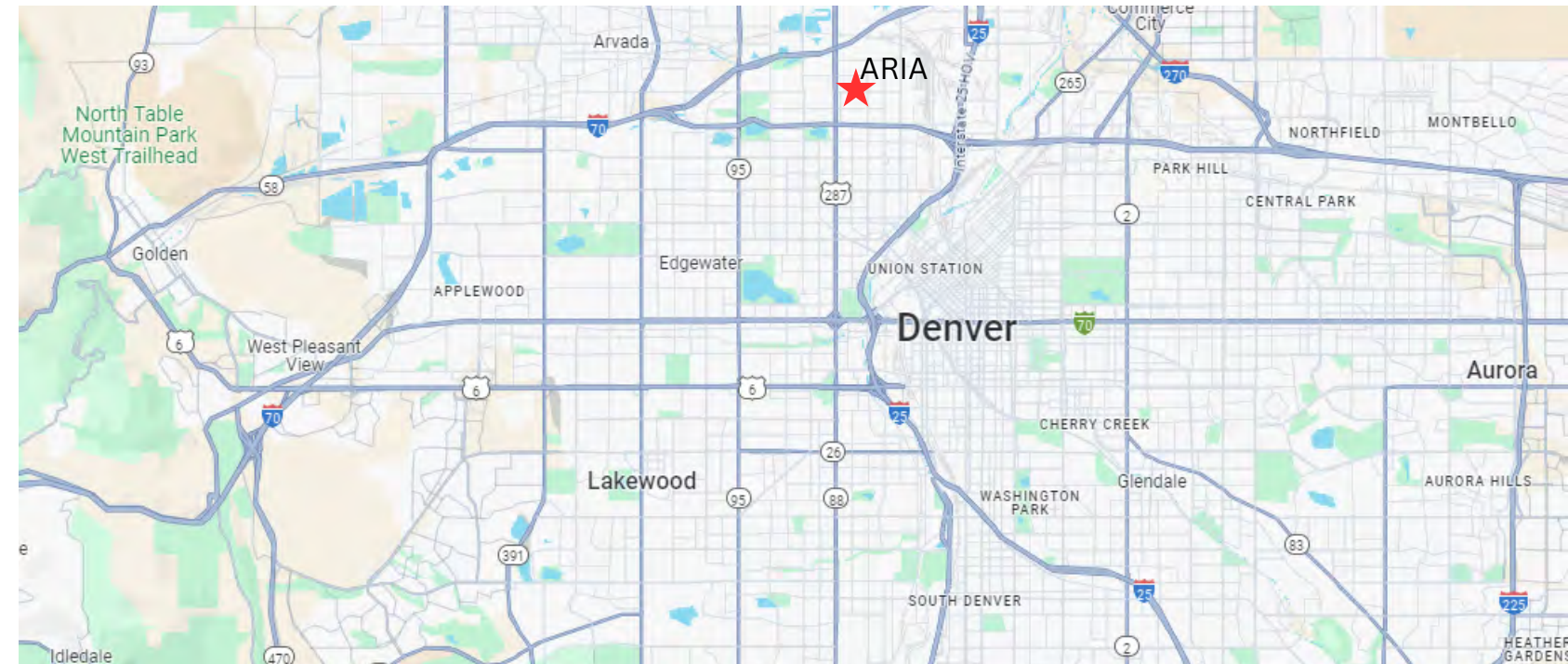
4.9 miles - 10 minutes away

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.

Regis University

0.4 miles - Walking Distance

Adjacent to Regis University, renowned for its exemplary nursing program and diverse array of graduate programs, the Aria Townhomes Investment Package offers prime housing for students and faculty. This strategic location ensures a steady influx of potential tenants, drawn to the institution's esteemed academic offerings.







THE URBAN MODERN TEAM

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