

WADSWORTH JUNCTION

BROOMFIELD, CO

11495 WADSWORTH BOULEVARD

227-Unit Multifamily Development

KEY INVESTMENT HIGHLIGHTS

- Wadsworth Junction is a 227-unit multifamily development located off of Highway 36 in Broomfield, CO, midway between Denver and Boulder.
- Site has direct access to Highway 36 (110,000 VPD) and Highway 128 (90,000 VPD)
- Located within a 15-mile drive to four major education hubs, and home to several corporate and tech companies' headquarters
- Adjacent to Broomfield's Regional Trail which provides a 2-minute walk to Broomfield's RTD Bus Stop (Park-N-Ride), a 3-minute walk to Arista, and many miles of cycling and running opportunities
- The City of Broomfield has high barriers to entry due to city ordinances being put into place in 2024 (Project is grandfathered to 2023 building code due to pulling permits prior to 1/1/2024)

PROPERTY SUMMARY

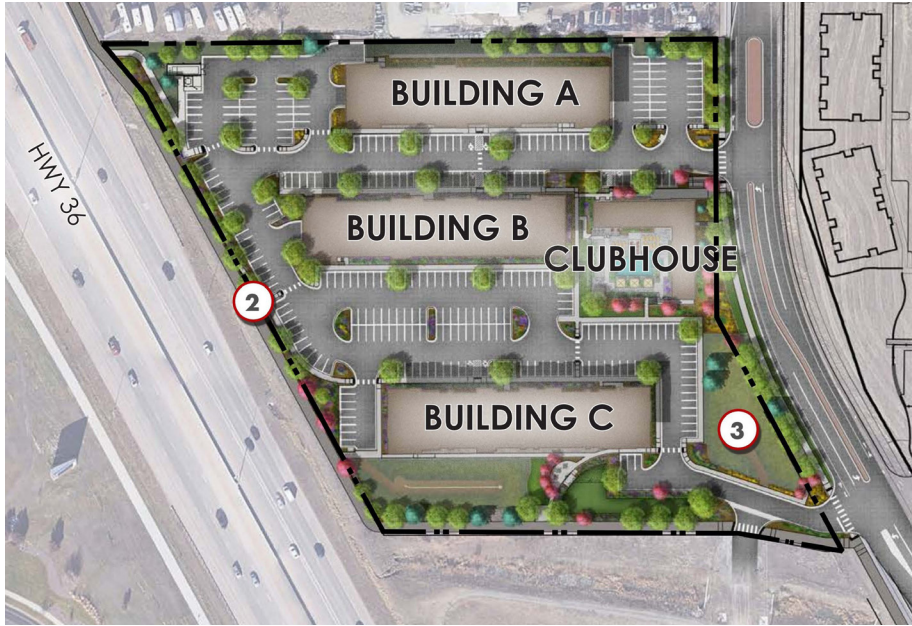
- 227 units on 7.7 acres
- Development will be comprised of one, two, and three bedroom units
- Inclusionary Housing with 18 units offered at 60% Area Median Income (AMI)
- Site will have 4.67 acres of additional land that will be sold for a commercial development

Estimated Project Cost	\$94,085,759
Cost / Unit	\$414,475
Total Equity	\$32,910,655
Preferred Equity	\$11,518,365
Expected Construction Loan	\$46,000,000
Loan-to-Cost (LTC)	49%
Expected Hold Period	3 Years

*- Risks and Limitations- the risks associated with making investment decisions based on targeted metrics is that they are targets. Commercial real estate investing is risky, and that means that the investment will not always play out according to expectations. Targeted returns involved multiple degrees of uncertainty and risk related but not limited to rental rates, lease expiration dates, occupancy rates, length of the investment period, exit cap rates, and interest rates.

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PROJECT RENDERINGS



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