



ROSEMONT

WEST 84th

SUBURBAN VALUE-ADD OPPORTUNITY

300 UNITS | METRO DENVER

OFFERING SUMMARY

***Rosemont West 84th** is offered unpriced and free and clear of any existing debt.*

Address	1327 W 84th Ave., Federal Heights, CO 80260
Residential Units	300
Year Completed	1973
Asset Type	Garden
Average Unit Size	748 SF
Total SF	224,350 SF
Site Size	11.09 Acres



PARKING

Surface Parking	425 Spaces
Carports	78 Spaces
Parking Total	503 Spaces
Parking Ratio	1.67 Spaces/Unit



LEASING*

Avg Effective Rent	\$1,486
Avg Effective Rent/SF	\$1.99

**Based on May 20th, 2025 Rent Roll*



INVESTMENT HIGHLIGHTS



OPPORTUNITY TO ENHANCE VALUE THROUGH A LIGHT RENOVATION PROGRAM

The property has undergone renovations on 266 units (89%), which allows for completion of the remaining 34 units (11%) and further in-unit enhancement opportunities across the entire property transforming it into one of the more desirable rental communities in the submarket. Rents at Rosemont are \pm \$200 below newer or renovated competition, presenting additional opportunities for further value-add enhancements.



FUTURE RENT GROWTH FUELED BY LIMITED SUPPLY

Zero conventional multifamily units are currently under construction within a 3-mile radius of the property and only 313-units have been delivered in the area since 2019. Rosemont will continue to capture out-sized demand and future rental growth due to the limited supply in the immediate area.



CENTRAL LOCATION PROVIDES EASY ACCESS TO MAJOR EMPLOYMENT HUBS

Located along bustling 84th Avenue, Rosemont offers convenient access to some of the metro area's top employment hubs, including Downtown Denver, Interlocken Business Park and Boulder, all within a twenty-five minute drive. Rosemont's position in a highly accessible location that is relatively cost-effective provides consistent demand from working-class residents seeking easy access to Denver Metro's expansive employment hubs.



SURROUNDED BY AMPLE RETAIL

Rosemont boasts an exceptional retail landscape, with a King Soopers grocery store just a short walk away. The property's prime location offers access to an impressive 11M SF of retail space within a mere 10-minute drive. Notable shopping destinations in close proximity include the prestigious Flatirons Crossing Mall, a 2.5M SF retail destination featuring high-end brands. Additionally, Westminster Promenade and Towne Center at Brookhill are nearby, housing major retailers such as Target, Dave & Buster's, Costco, and AMC, among many others. This abundance of retail options ensures residents have convenient access to a wide array of shopping and entertainment choices.



STRONG MISSION DRIVEN AGENCY FINANCING CANDIDATE

Strong demographics surrounding Rosemont boast significant naturally occurring affordability positioning the asset as a strong candidate for mission driven financing via the agencies.



SIGNIFICANTLY BELOW REPLACEMENT COSTS

The acquisition of Rosemont presents a compelling opportunity to acquire stabilized product at a significant discount to today's replacement cost. The asset has benefitted from institutional ownership and \pm \$7.5M of capital invested into the property between current and prior owners.



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