

AVAILABLE MODERN LIVING



2018 VINTAGE | 424 UNITS | \pm 1,050 SF ON AVERAGE

METRO DENVER

JLL DENVER MULTI-HOUSING TEAM

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DESIGN

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THE OFFERING



JLL has been retained as the exclusive investment advisor in the sale of Avail Modern Living Apartments (“Avail”), a 2018 vintage, 424-unit, TOD apartment community, situated adjacent to the RTD Iliff Station light rail stop in one of Denver’s highest performing and employment dense corridors.

Avail’s floor plans are the largest in the submarket ($\pm 1,050$ SF), featuring a diverse array of one-, two- and three-bedroom layouts with over 60% of the property offering private garaged parking via direct access & detached garages. The in-unit finishes are vast in nature inclusive of quartz countertops, gas range stoves, 9’ - 15’ ceilings and 75% of units feature enhanced upgrades such as Nest thermostats, new kitchen backsplash and more. The community amenities which include a resort-quality clubhouse, scenic swimming pool, catering kitchen, and multi-media conference center.

Avail is strategically positioned with immediate access to the RTD Iliff Light Rail Station and Interstate 225, providing residents with multiple modes of transportation to the entirety of the metro and a true TOD lifestyle. The property’s centralized location promotes convenient passage to all the metro’s key high-earning employment nodes such as the Southeast Business Corridor’s (± 48 M SF of Office Space & 250K Employees), Fitzsimons Medical Campus (± 13 M SF of Medical Space & 45K Employees), Downtown Denver (± 34 M SF of Office Space & 150K Employees), Denver International Airport (3rd Busiest Airport in US & 44K Employees) and Cherry Creek (± 6 M SF of Office/Retail Space & 18K Employees).

The quality of this offering, along with the desirability and accessibility of this location, provides the opportunity to acquire fully amenitized, luxury product at a significant discount to replacement cost within a submarket that is expected to see continued renter demand, limited new supply, and stable rent growth for years to come.



OFFERING SUMMARY

AVAIL IS OFFERED UNPRICED AND FREE & CLEAR OF EXISTING DEBT.

Address	2602 S. Anaheim St., Aurora, CO 80014
Residential Units	424
Year Completed	2018
Asset Type	3- & 4-Story Garden
Average Unit Size	1,056 SF
Total Rentable SF	447,935 SF
Site Size	15.079 Acres (± 28 Units/Acre)

LEASING

Avg Effective Rent	\$1,824
Avg Effective Rent/SF	\$1.73
Leased	93%

PARKING

Surface Parking	356
Handicapped Parking	14
Direct Access Garages	54
Detached Garages	206
Total Parking (Ratio)	630 (1.5 Per Unit)



INVESTMENT HIGHLIGHTS



LARGEST AND MOST UNIQUE FLOORPLANS IN THE SUBMARKET

Avail's physical product features a number of market differentiating factors including the largest floor plans in the submarket (\pm 1,050 SF), unit finishes consisting of quartz countertops, gas range stoves, 9'-15' ceilings with over 60% of the property offering private garaged parking via direct access & detached garages. These items and more, promote a unique offering that drives resident retention while serving as a catalyst for new high-quality tenancy.



SIGNIFICANT DISCOUNT TO REPLACEMENT COST CREATES HIGH BARRIER TO ENTRY

Avail offers an exceptional acquisition basis for unique market-leading product below replacement cost, creating a high barrier to entry for new supply and further driving the compelling investment thesis for Avail.



TOD LOCATION PROVIDES EXCELLENT ACCESSIBILITY TO KEY EMPLOYMENT HUBS

Avail is strategically positioned with immediate access to the RTD Iliff Light Rail Station and Interstate 225, providing residents with multiple modes of transportation to the entirety of the metro and a true TOD lifestyle. The property's centralized location promotes convenient passage to all the metro's key high-earning employment nodes (Southeast Business Corridor, Fitzsimons Medical Campus, Downtown Denver, Denver International Airport and Cherry Creek).



ABUNDANT NEARBY RECREATIONAL AMENITIES

Avail enjoys a prime location surrounded by extensive outdoor recreation opportunities. The area features numerous parks proximate to Avail, including Cherry Creek State Park, Jewell Wetlands Park, Utah Park, Tierra Park, Meadowood Park, and Olympic Park. Cherry Creek State Park stands out as a flagship recreation destination in Denver, encompassing 4,200 acres of parkland that surrounds an 880-acre reservoir. This outdoor sanctuary draws visitors from throughout the metro area. Additionally, Avail offers easy access to five golf courses located within four miles.



STRONG MISSION DRIVEN AGENCY FINANCING CANDIDATE

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

EASE OF ACCESS TO DENVER'S MAJOR EMPLOYMENT HUBS

**10-minute drive to
FITZSIMONS MEDICAL:**
45K+ Employees
13M+ SF Medical, Research
& Educational Facilities

**10-minute drive to
DENVER TECH CENTER:**
250K+ Employees
48M+ SF Office Space

**15-minute drive to
CHERRY CREEK:**
18K+ Employees
2M+ SF Office Space

**20-minute drive to
DOWNTOWN DENVER:**
150K+ Employees
34M+ SF Office Space

EXCELLENT ACCESS TO MAJOR EMPLOYMENT

Avail is located within a convenient commute to several of Denver's largest employment centers, including the Southeast Business Corridor, Fitzsimons Medical District, The Medical Center of Aurora, and Buckley Air Force Base. Located adjacent to I-225, as well as the Iliff Light Rail Station, Avail grants residents access to the entire metro Denver area including Denver International Airport.

DENVER INTERNATIONAL AIRPORT

44K+ EMPLOYEES **3RD BUSIEST** AIRPORT IN U.S. **20-MIN** DRIVE

PANASONIC HQ

350+ EMPLOYEES **18-MIN** DRIVE

Panasonic

GATEWAY PARK

2M+ OFFICE SPACE **15-MIN** DRIVE

BOEING **FRONTIER** AIRLINES

DOWNTOWN DENVER

34M SF OFFICE SPACE **150K+** EMPLOYEES **20-MIN** DRIVE

Deloitte. **OPTIV**
VF CORPORATION **Davita**
Gates **slack**

FITZSIMONS MEDICAL DISTRICT

13M+ SF MEDICAL FACILITIES **45K+** EMPLOYEES **10-MIN** DRIVE

Children's Hospital Colorado **University of Colorado Anschutz Medical Campus**
VA **U.S. Department of Veterans Affairs** **uchealth**

MEDICAL CENTER OF AURORA

1,200+ EMPLOYEES **8-MIN** DRIVE

BUCKLEY AIR FORCE BASE

12K+ EMPLOYEES **12-MIN** DRIVE

SOUTHEAST BUSINESS CORRIDOR

48M+ SF OFFICE SPACE **250K+** EMPLOYEES **10-MIN** DRIVE

Charter COMMUNICATIONS **COBANK**
charles SCHWAB **Kiewit**
WESTERN UNION **ANNA** **ORACLE**

AVAIL MODERN LIVING

CENTRETECH

5,000+ EMPLOYEES **12-MIN** DRIVE

Raytheon **KAISER PERMANENTE**



SUBURBAN TOD LOCATION

Located a short walk from the RTD's Iliff Station, Avail offers residents access to the H Line, or Blue Line, just outside their front doorstep. The H Line stretches approximately 11 miles over 14 stations, connecting residents to Downtown Denver to the north including stops at the University of Denver, I-25 & Broadway, and the Colorado Convention Center. The Nine Mile Station Park-N-Ride also offers 1,225 parking spaces for riders.



SOUTHEAST BUSINESS CORRIDOR



15 MINUTES

VIA LIGHT RAIL



10 MINUTES

DRIVING



FITZSIMONS MEDICAL DISTRICT



22 MINUTES

VIA LIGHT RAIL



10 MINUTES

DRIVING



DOWNTOWN DENVER



35 MINUTES

VIA LIGHT RAIL



20 MINUTES

DRIVING



DENVER INTERNATIONAL AIRPORT



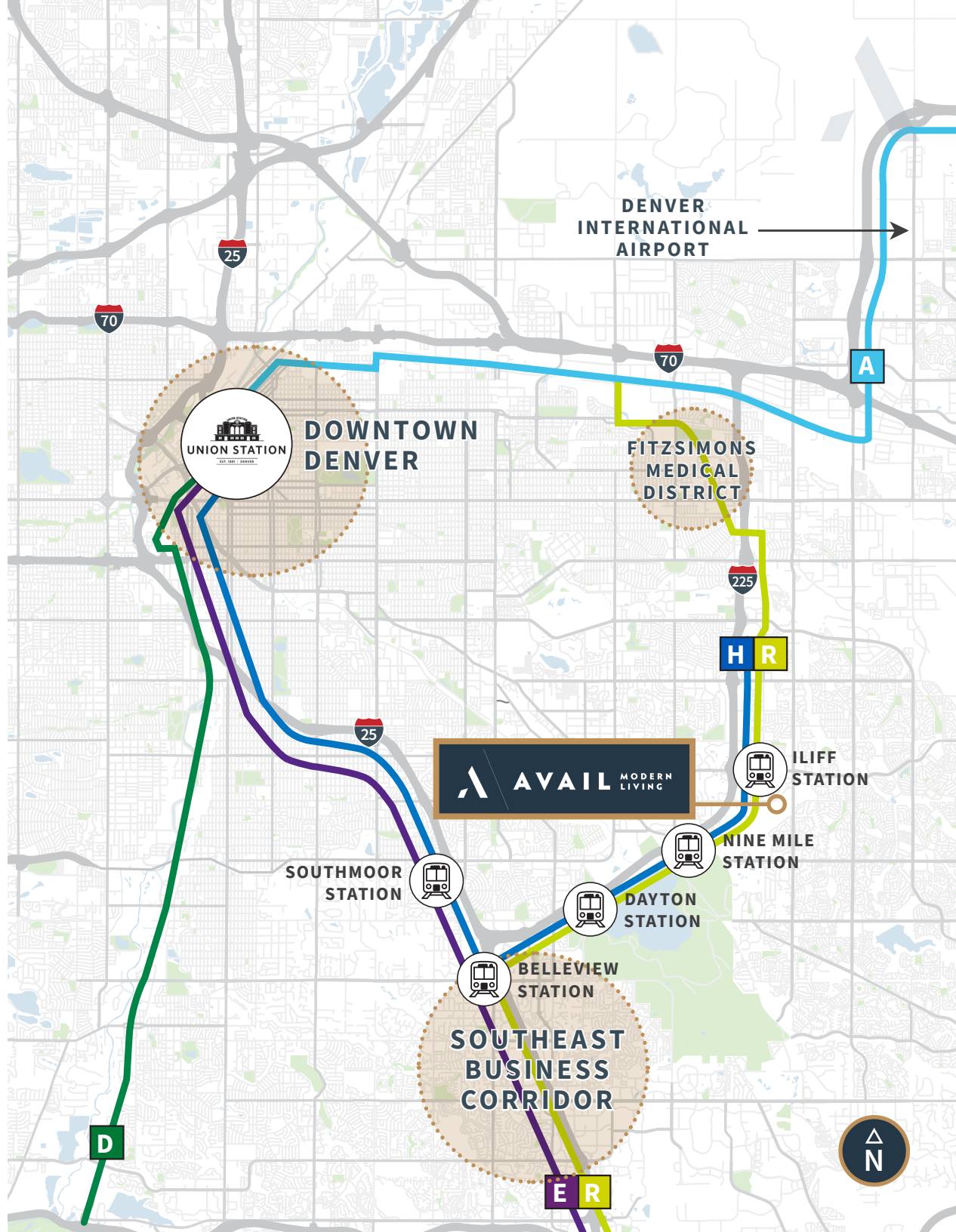
35 MINUTES

VIA LIGHT RAIL



20 MINUTES

DRIVING

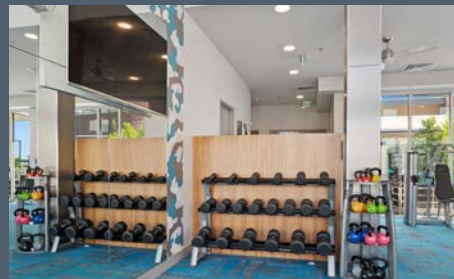


COMMUNITY AMENITIES



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- Flex Studio with Fitness on Demand
- Scenic Swimming Pool with Spa
- Outdoor Fireplace, Grills and Picnic Areas
- Resort-Style Clubhouse with TVs, Pool Table, Lounge Areas & Catering Kitchen
- Full Pet Salon
- Playground
- Fetch Package Services
- Multimedia Conference Center
- Co Working Space
- Dog Park



APARTMENT AMENITIES



APARTMENT AMENITIES

- Luxury Wood-Style Flooring in Living Areas and Bathrooms
- Plush Carpeting in Bedrooms
- Quartz Countertops
- Contemporary Dark and Light Wood Option Flat-Panel Cabinetry
- Gas Ranges with Vented Range Hood
- Stainless Steel, Energy-Efficient Whirlpool Appliance Package
- Undermount Stainless Steel Kitchen Sinks with Pull-Out Sprayer Faucet
- Open Kitchen with Full Tile Backsplashes
- Kitchen Island with Pendant Lighting
- Walk-In Showers with Semi-Frameless Glass Doors*
- Soaking Tubs with Tile Surrounds
- Framed Custom Mirrors with Decorative Vanity Light Fixtures
- Stacked and Side-by-Side Full-Size Vented Washers and Dryers
- Spacious Linen Cabinets and Walk-In Closets*
- Private Patios and Balconies
- 9' Min Ceilings Throughout, 15' Double Height Ceilings*

**In select units*

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SEE A BRIGHTER WAY