

FOX HILL

APARTMENTS



153 UNITS | 100% VALUE-ADD POTENTIAL |
PRESTIGIOUS WEST DENVER, JEFFERSON COUNTY

GOLDEN, CO



JLL COLORADO MULTI-HOUSING TEAM

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THE OFFERING

JLL has been retained as the exclusive investment advisor in the sale of Fox Hill Apartments (“Fox Hill”), a 153-unit garden-style community located in affluent Golden, Colorado—one of Denver’s most desirable and rapidly growing west-side communities. Golden offers unmatched locational attributes as one of Denver’s most historic and vibrant destinations, featuring a diverse array of shops, boutiques, small-town charm, captivating views of the Rocky Mountains, and convenient access to Red Rocks Amphitheater and several world-renowned ski resorts.

Fox Hill presents an attractive value-add opportunity positioned at the base of the foothills. The property offers potential to enhance community amenities and renovate 100% of the units to a standardized scope. These enhancements, coupled with a premium-to-own versus rent ratio of 3.30X within a 1-mile radius, will enable Fox Hill to better compete within the submarket while maintaining a discount to newer product in the Golden area.

Fox Hill is strategically positioned 1.5 miles from the JeffCo Government Center Light Rail Station with proximity to I-70, CO-470, CO-93 and US-6, providing residents direct access to Denver, the greater Front Range, and Rocky Mountain corridor. The property is surrounded by top employers including the National Laboratory of the Rockies (3,600 employees), Molson Coors (2,000 employees), Jefferson County (2,300 employees), Coors-Tek headquarters (400 employees), new Intermountain Health Lutheran Hospital (1,700 employees) and Colorado School of Mines (1,500 employees, 350 local employees).

Residents at Fox Hill benefit from accessibility to all major metro employment hubs and mountain recreational amenities, promoting Colorado’s live-work-play lifestyle within a high-demand location. As Golden continues to experience strong housing fundamentals, Fox Hill is ideally positioned to benefit from sustained demand and offers investors a rare acquisition opportunity in this premier market.



OFFERING SUMMARY

FOX HILL IS OFFERED UNPRICED AND FREE & CLEAR OF ANY EXISTING DEBT.

Address	17611 W 16th Ave, Golden, CO 80401
Residential Units	153
Year Completed	1972
Asset Type	Garden
Average Unit Size	694 SF
Total Rentable SF	106,125 SF
Site Size	4.23 Acres (± 36.2 Units/Acre)



LEASING

Avg In-Place Rent	\$1,645
Avg In-Place Rent/SF	\$2.37
Occupancy	95%

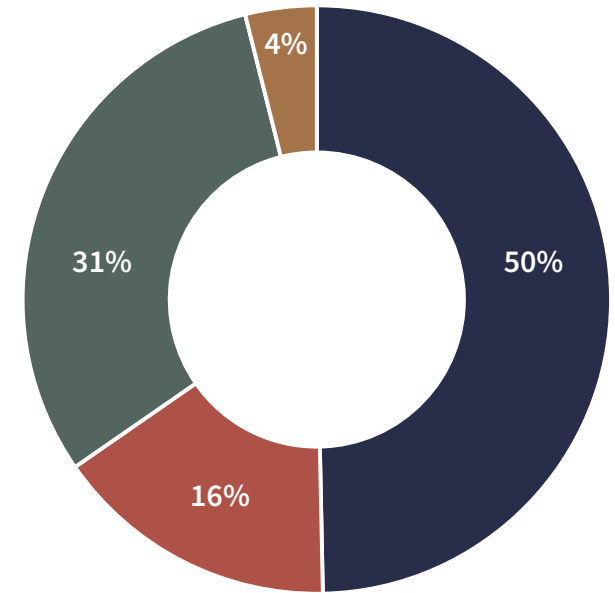
PARKING

Surface/Handicapped Parking	220 8
Parking Total	228
Parking Ratio	1.49 Per Unit



UNIT MIX

DESCRIPTION	UNIT CODE	COUNT	SQ. FT.	IN-PLACE RENT	PSF
1 Bedroom, 1 Bath	fh1x1	63 units	±581	\$1,519	\$2.62
1 Bedroom, 1 Bath with Private Balcony	fh1x1ba	10 units	±620	\$1,576	\$2.54
1 Bedroom, 1 Bath with Den	fh1x1de	3 units	±702	\$1,646	\$2.35
2 Bedroom, 1 Bath	fh2x1ba	12 units	±690	\$1,802	\$2.61
2 Bedroom, 1 Bath with Patio	fh2x1	12 units	±690	\$1,618	\$2.35
2 Bedroom, 2 Bath (Large)	fh2x1.75	47 units	±825	\$1,733	\$2.10
3 Bedroom, 2 Bath	fh3x1.75	6 units	±984	\$2,010	\$2.04
TOTAL/AVERAGE		153 UNITS	±694	\$1,645	\$2.36

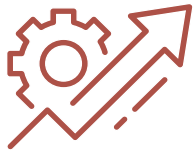


■ 1 BED
 ■ 2 BED | 1 BATH
 ■ 2 BED | 2 BATH
 ■ 3 BED

UNIT TYPE	# OF UNITS	SQ. FT.	% OF TOTAL
1 Bed	76 Units	±591	50%
2 Bed 1 Bath	24 Units	±690	16%
2 Bed 2 Bath	47 Units	±825	31%
3 Bed	6 Units	±984	4%
TOTAL/AVERAGE	153 units	±694	100%



INVESTMENT HIGHLIGHTS



Attractive Value-Add Opportunity with Ability to Renovate 100% of the Units and Enhance Community Amenities



Irreplaceable Location within the Vibrant Golden Micro Market



Mountain Town Attributes with Connectivity to the Greater Metro Areas & the Desirable Rocky Mountains



Surrounded by World Class Employment & Education Systems



Notable Developments Transforming Downtown Golden



Steep Discount to Home Ownership Signals Continued Rental Demand



Incredible Opportunity to Push Rents with 94% Occupancy (Fox Hill has maintained an impressive average 96% occupancy since 2021)



Rare Opportunity to Acquire in Golden; (Only 6 apartment properties have traded in Golden since 2021 / Current ownership purchased Fox Hill nearly 30 years ago)



ATTRACTIVE VALUE-ADD OPPORTUNITY

Fox Hill Apartments presents a unique value-add opportunity for new ownership to renovate 100% of unit interiors to a standardized renovation scope, along with enhancing its outdoor amenity spaces, showing justifiable headroom of \$200+ in monthly rent, allowing the property to compete more effectively within the submarket, while maintaining an appropriate discount to newer product within the Golden submarket.



POTENTIAL RENOVATION UPGRADES

To All Units

- | | | |
|-----------------------------|--|---|
| 1. Updated SS Appliances | 2. Upgraded granite/
quartz countertops | 3. Updated cabinet
fronts and hardware |
| 4. Over the range microwave | 5. Drop in kitchen sink | 6. Designer backsplash |
-
- Vinyl flooring in living areas
 - Fresh paint throughout
 - Modernized lighting and plumbing fixtures
 - Upgraded AC units

POTENTIAL COMMUNITY UPGRADES

- Additional grill stations & picnic areas
- Adaptive reuse of vacant storage space
- Dog run/Pet agility area enhancement
- Bike repair station enhancements
- EV Charging stations
- Smart lock features
- Upgraded outdoor social hubs

APARTMENT FEATURES & COMMUNITY AMENITIES



APARTMENT FEATURES

- Ceiling Fan*
- Private Balcony or Patio*
- Energy Efficient Dishwasher
- Easy Touch Control AC
- Overflow Storage Space
- Adjustable Mini Blinds
- Cable Ready
- Premium Hardwood-Style Flooring*
- Modern Cabinetry and Countertops*
- Stainless-Steel or White Appliances
- Over-the-Range Microwaves*



* In select units



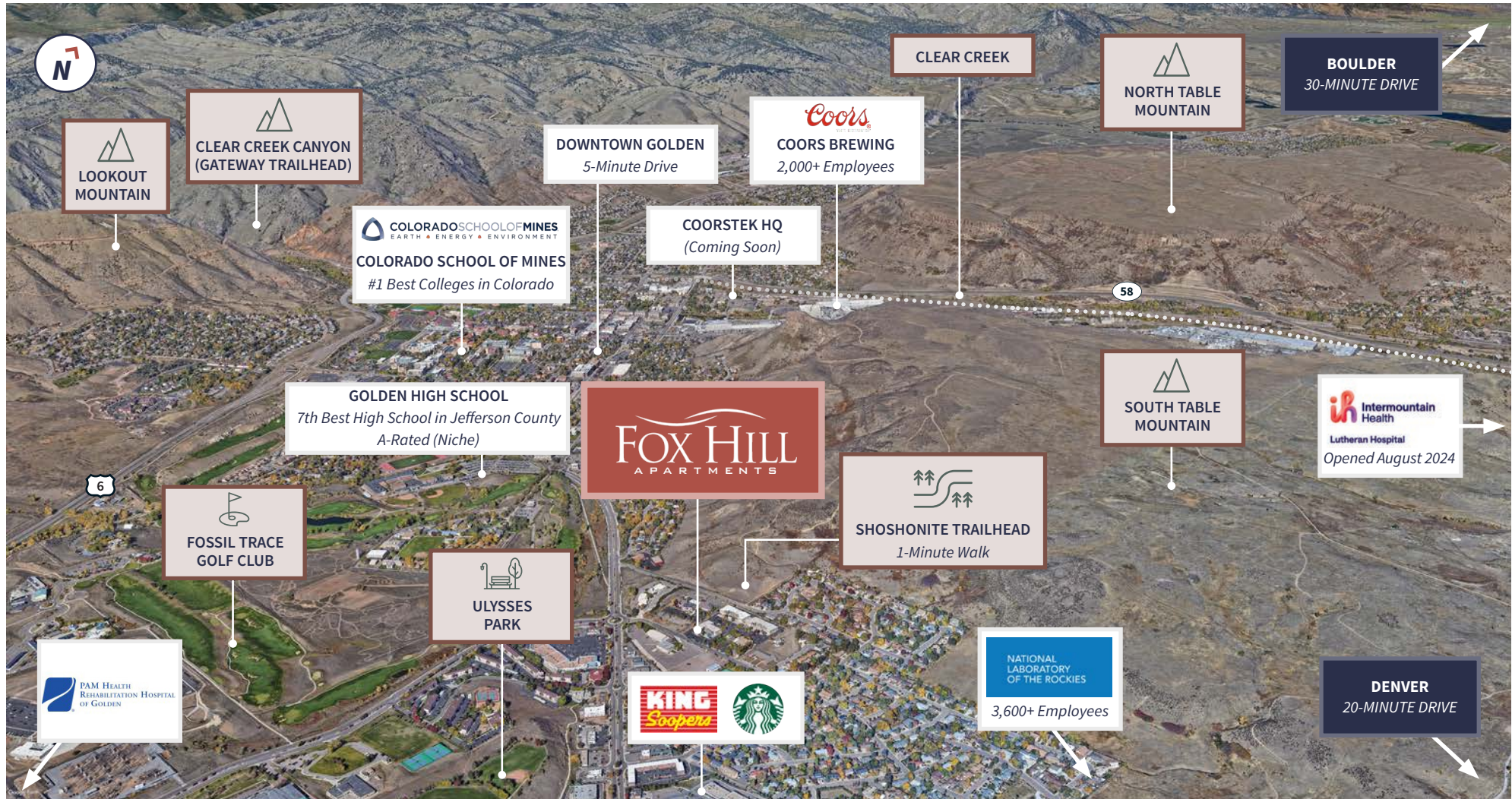
COMMUNITY AMENITIES

- Extensive Pool Deck
- Cozy Fire Pit
- Easy Access to I-70 & Highway 6
- Easy-Access Laundry Center
- Scenic Private Dog Park
- Bike Repair Station
- Panoramic Views
- Resident Clubhouse
- Outdoor Dog Wash Station
- On-Site Parking
- Amazon Package Locker



IRREPLACEABLE LOCATION

Nestled along the Front Range, Golden is among the Denver market's most authentic and vibrant destinations. Downtown is the historic heart of Golden. It possesses some of Colorado's oldest buildings and has institutions dating back well over a century. With buildings spanning all decades of its existence, Washington Avenue features Victorian to Modern brick storefronts of various styles that house an array of shops, boutiques, restaurants, and breweries. At the foothills of the Rockies, Golden's captivating landscape reflects the city's obsession with outdoor recreation. With a blend of natural beauty, small-town charm, and a vibrant community spirit, Golden offers a delightful destination for visitors and residents alike.



UNMATCHED AMENITIES WITHIN THE VIBRANT GOLDEN MICRO MARKET



Education	
1	Colorado School of Mines
Attractions	
1	Red Rocks Park and Amphitheatre
2	Downtown Golden
3	Mines Museum of Earth Science
4	American Mountaineering Museum
5	Golden History Museum
6	Colorado Railroad Museum
7	The Buffalo Bill Museum and Grave
8	Boettcher Mansion-Lookout Mt
Outdoors	
1	Clear Creek Canyon Park, Gateway Trailhead
2	Clear Creek White Water Park
3	Lions Park
4	Golden History Park
5	Chimney Gulch Trailhead
6	Lookout Mountain Nature Center and Preserve
7	North Table Mountain Park West Trailhead
8	South Table Mountain
9	Dinosaur Ridge Trailhead
10	Ulysses Park
Breweries	
1	Molson Coors
2	Golden City Brewery
3	Mountain Toad Brewing
4	Cannonball Creek Brewing Company
5	New Terrain Brewing Company
6	Holiday Brewing Company
7	Over Yonder Brewing Company
8	Barrels & Bottles Brewery at Camp George West

STEEP DISCOUNT TO HOME OWNERSHIP SIGNALS CONTINUED RENTAL DEMAND

Fox Hill Apartments boasts affluent demographics within the immediate area with average household incomes in excess of \$128,000 and average home values of over \$908,000 within a 1-mile radius. Additionally, the current in-place rent to area income ratio of only 15% promotes strong organic future rental runway for the foreseeable future.

Fox Hills current in-place rent levels make it a prime candidate for mission driven agency financing given the naturally occurring relative affordability.

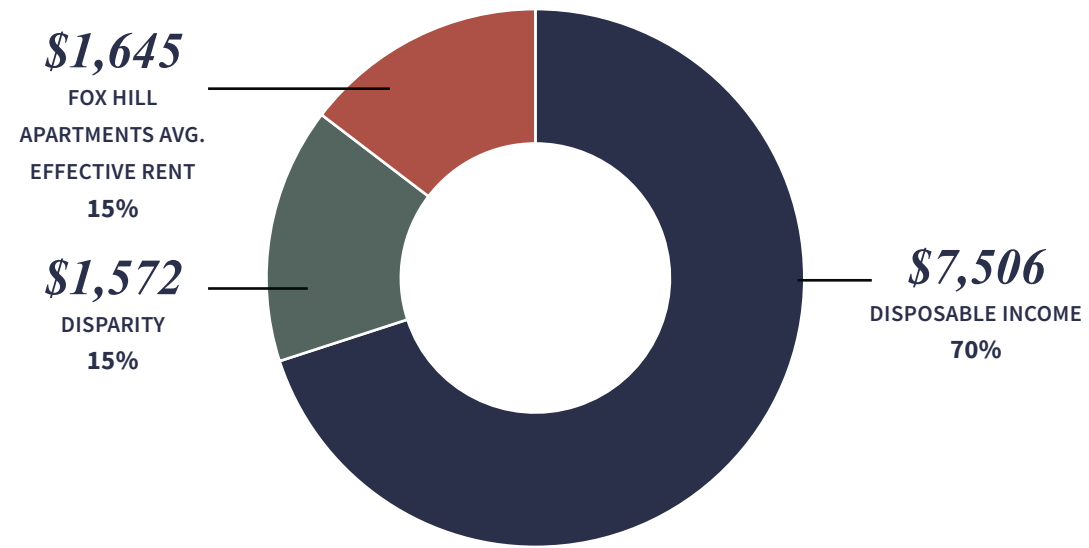
A-
RATED

JEFFERSON COUNTY SCHOOL DISTRICT
A-Rated (Niche)
Top-5 School District in the Denver Area
75K Students | 164 Schools

COST OF HOMEOWNERSHIP

1-mile radius from Fox Hill Apartments

Median Sale Price	\$908,776
Loan Amount @ 80% of Purchase Price	\$727,021
Interest Rate	6.75%
Principal & Interest Payment	\$4,715
Taxes/month	\$461
Insurance/month	\$250
Total Monthly Payment	\$5,426
Fox Hill Apartments Avg. Effective Rent	\$1,645
Monthly difference to Own vs. Rent	\$3,781
Percent (%) Premium to Own	230%
Premium to Own vs Rent	3.30x

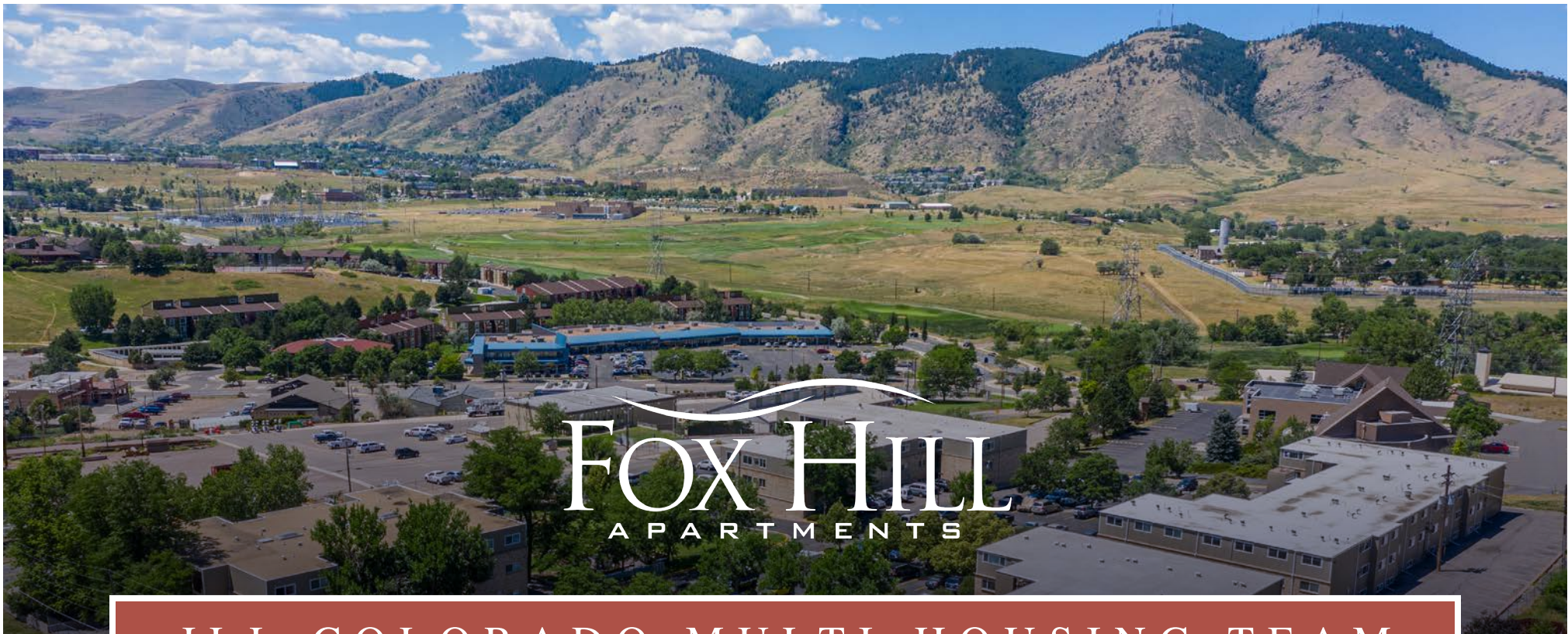


PURCHASING A HOME WITHIN 1-MILE IS A 3.30X PREMIUM TO RENTING AT FOX HILL APARTMENTS

RENTS WOULD NEED TO INCREASE 95% TO SURPASS AN "AFFORDABLE" THRESHOLD

DESIRABLE HOUSING MARKET





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