



THE LINCOLN

425 UNITS | AFFLUENT SUBURBAN LOCATION | NEW CONSTRUCTION | DENVER METRO
LONE TREE, CO



JLL DENVER MULTI-HOUSING TEAM

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THE OFFERING

JLL has been retained as the exclusive investment advisor in the sale of The Lincoln (“Lincoln”), a best-in-class, luxury multi-housing community located in one of Denver’s most affluent submarkets, drawing in the metro’s most desirable renter profile.

Built in 2025, The Lincoln consists of 425 apartment homes with high-end unit finishes, upscale community spaces, and on-site retail, offering residents a unique transit-oriented suburban living environment. The developer’s execution of The Lincoln caters impeccably to the affluent suburban renter seeking a dynamic live-work-play environment immediately near a multitude of recreational and retail amenities.

The Lincoln is strategically positioned within walking distance to the Lincoln Station Light Rail, providing effortless connectivity to the entire Denver metro area. The property offers direct access to the Southeast Business Corridor, Denver’s largest employment center consisting of 34M SF of office space and 240,000+ full-time employees while also being positioned down the road (1-mile) from two of Lone Tree’s largest employers (Charles Schwab and Sky Ridge Medical), employing 4,500 and 3,000 respectively. These location attributes will continue to serve as a catalyst for robust leasing velocity and strong retention.

The immediate area also boasts average home values in excess of \$1M, average HH incomes nearing \$180K, and a projected population growth of 20%+. Elevated costs of for-sale housing within Denver’s south suburbs continue to promote the growing sentiment of renting-for-longer, which has continued to propel fundamentals and leasing velocity since inception at The Lincoln.

The Lincoln’s combination of unmatched location advantages, access to high-earning tenant base, and superior construction quality positions it as a standout opportunity in Denver’s thriving Southeast Business Corridor, promoting strong performance and sustained value appreciation.

OFFERING SUMMARY

The Lincoln is offered unpriced and free and clear of existing debt.

Address	10275 Park Meadows Dr, Lone Tree, CO 80124
Residential Units	425
Year Completed	2025
Asset Type	5-Story, Mid-Rise, Elevator Served
Average Unit Size	812 SF
Total SF	345,273 Residential 3,131 Retail
Site Size	5.23 acres



PARKING

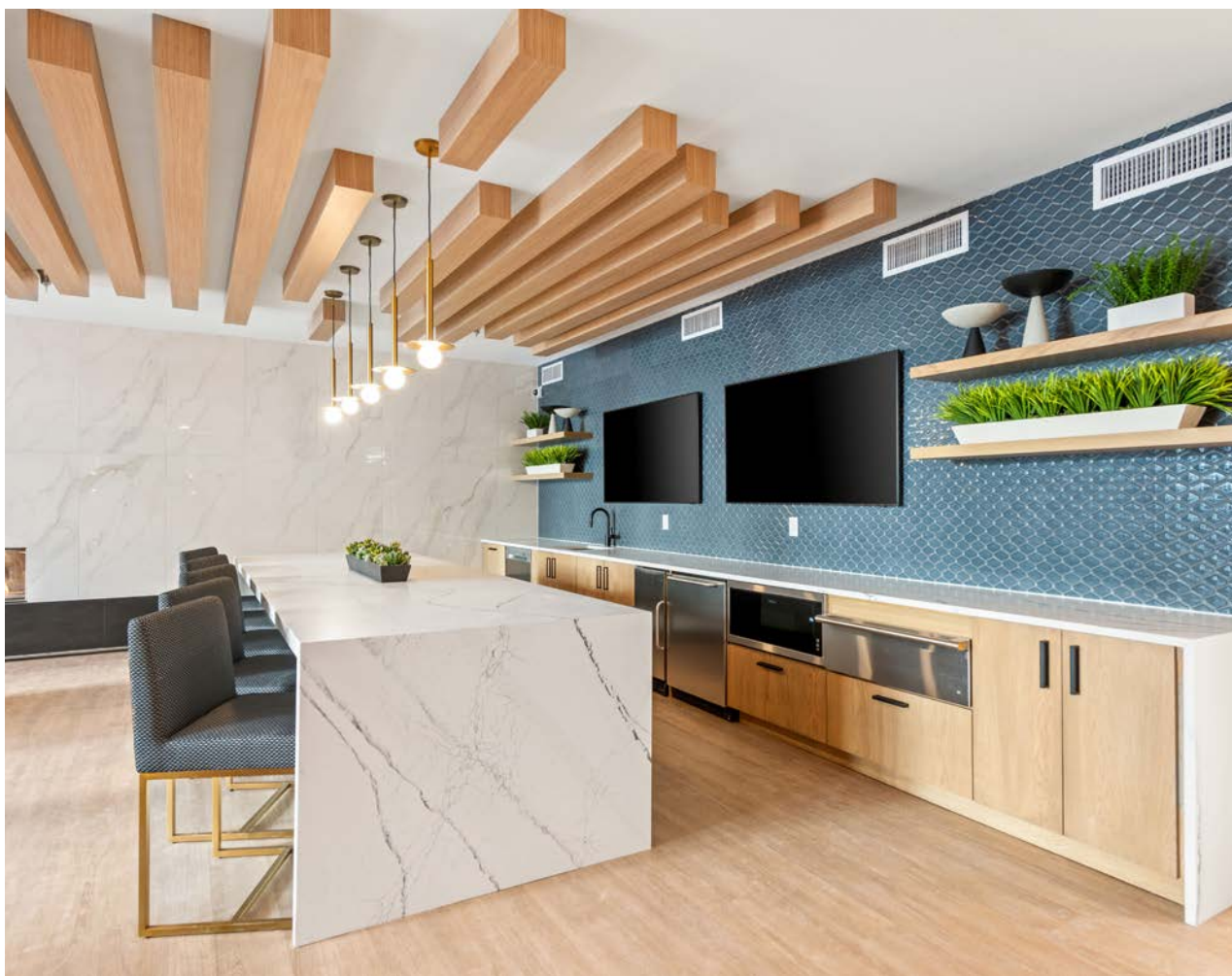
Total Parking	514
Parking Ratio/Unit	1.21x

LEASING*

Avg. Effective Rent	\$2,065
Avg. Effective Rent/SF	\$2.54
Occupancy	86%
Leased	92%

*Based on 7/6/2026 Rent Roll





INVESTMENT HIGHLIGHTS



BRAND-NEW TROPHY ASSET

The property features top-of-market finishes including quartz countertops, modern stainless steel appliances, and designer cabinetry throughout. Standout amenities include a rooftop lounge, two-story fitness center, an on-site grab & go Impulsify retail market, dedicated work-from-home spaces, pool and spa, outdoor climbing feature, and specialized storage facilities. Smart home technology, community WiFi, and EV charging stations enhance the modern living experience, complemented by a National Green Building Standard™ certification.



ECONOMIES OF SCALE

This unique 425-unit property stands as the premier residential offering in the coveted Highlands Ranch/Lone Tree submarket. The Lincoln represents the newest, most luxurious, and largest apartment development along Park Meadows Drive's renowned 'apartment row' in Lone Tree, providing a rare opportunity to acquire immediate scale in an irreplaceable location at an attractive discount to current replacement costs.



REGIONAL CONNECTIVITY

The property's proximity to I-25 and Lincoln Avenue provides residents with efficient connections to Denver Tech Center, downtown, and the broader Denver metro area. Its highway adjacency and walkability to the Lincoln light rail station create a transit-oriented advantage that appeals to professionals seeking convenient urban living without the typical commuting challenges.



CLOSE PROXIMITY TO MAJOR RETAILERS AND EMPLOYMENT CENTERS

The Lincoln's location offers immediate access to the Denver Tech Center's employment hub with over 34M SF of office space and Park Meadows Mall with more than 4M SF of retail space, placing residents just moments from professional employment hubs, shopping, dining, and entertainment options throughout the greater Denver area. Additionally, the property is positioned just down the road (1-mile) from two of Lone Tree's largest employers, Charles Schwab and Sky Ridge Medical, employing 4,500 and 3,000 respectively.



ADJACENT RIDGEGATE DEVELOPMENT WILL ADD ORGANIC RENTAL PREMIUMS

The Lincoln is positioned to benefit directly from the transformative RidgeGate master-planned development, which features luxury homes valued up to \$3M, approximately 12M SF of new commercial space, and 1,000 acres of preserved open space. This enhanced neighborhood amenity base comes with a distinct financial advantage, as The Lincoln benefits from a total mill levy up to ~33% lower than properties within the RidgeGate metro district, providing superior value to residents while enjoying access to the area's premium lifestyle offerings.



COVETED NEIGHBORHOOD DEMOGRAPHICS

With nearby home values exceeding \$1M, the cost of homeownership is nearly 3x the cost of renting at The Lincoln. With over 20% population growth projected in the immediate area by 2030 and as the key renter demographic continues to be priced out of the competitive for-sale housing market within Denver's south suburbs, The Lincoln is well positioned for continued demand for new leases and robust retention of residents given the property's competitive advantage from a product quality standpoint.

BEST IN CLASS NEW CONSTRUCTION

- Rooftop Lounge with Indoor & Outdoor Entertaining Area
- Exceptional Two-Story Fitness Center
- Impulsify Grab & Go, Self-Service Market
- Dedicated Work-From-Home & Conference Space
- Resort-Style Pool & Spa
- Vibrant Courtyard Lawn & Lounge Spaces
- Social Spaces with Fire Pits
- Clubhouse with Game Room & Kitchen
- Outdoor Climbing Feature
- Bike Storage with Repair Shop
- Large, Elevated Dog Park & Grooming Space
- Smart Home Technology Features
- Community Wide WiFi Connectivity
- Luxer One Automated Packaged Delivery System
- EV Charging Stations
- Garage & Uncovered On-Site Parking Available



- Choice of Two Modern Cabinetry Color Schemes
- Irreplaceable Mountain Views*
- Designer Upgrades & High-End Apartment Finishes
- Expansive 10' Ceilings in Top Floor Units*
- Smart Thermostats
- Frigidaire Stainless Steel Appliances
- Undermount Kitchen Sinks & Polished Chrome Fixtures
- Quartz Countertops
- Hardwood-Style Plank Flooring
- Built-In Desks*
- Walk-In Closets
- Full Size Electrolux Washer & Dryer
- Oversized Patios or Juliette Balconies*
- Additional Storage is Available

**In Select Units*



AREA OVERVIEW



SUPERIOR ACCESS TO EMPLOYMENT

The Lincoln is located within Colorado's largest employment center, the Southeast Business Corridor.

This region, with its combination of exceptional accessibility, diverse amenities, and outstanding recreational opportunities, has always attracted large corporate users, including a majority of the Fortune 500 companies located in Colorado. With more than 34 million square feet of office space in total, the southeast suburban submarket supports more than 240,000 employees. Residents of The Lincoln are located just minutes from every major business center that comprises the corridor.

- HOME TO FIVE OF COLORADO'S EIGHT FORTUNE 500 COMPANIES
- 34M+ SF OF OFFICE SPACE
- 240K+ EMPLOYEES

MAJOR INDUSTRIES



Financial Services



Aerospace



IT Technology & Communication



Broadband & Digital Communication



Healthcare



Engineering

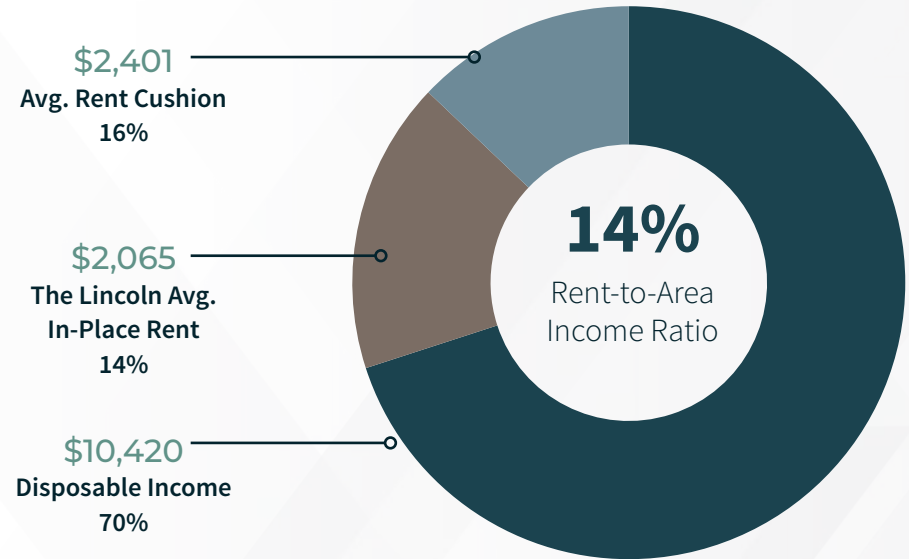


COVETED NEIGHBORHOOD DEMOGRAPHICS

With an average household income nearing **\$180K**, and home values exceeding **\$1M** in the immediate area, demographics throughout the area support The Lincoln's ability to absorb rent increases in the near term, especially as barriers to home ownership continue to grow in light of increasing mortgage rates in the single family home market. Purchasing a home is a **2.98x** premium to renting at The Lincoln.

COST OF HOMEOWNERSHIP

Median Sale Price	\$1,000,000
Loan Amount @ 80% of Purchase Price	\$800,000
Interest Rate	6.75%
Principal & Interest Payment	\$5,189
Taxes/month	\$621
Insurance/month	\$350
Total Monthly Payment	\$6,160
The Lincoln Avg. In-Place Rent	\$2,065
Monthly difference to Own vs. Rent	\$4,095
Premium to Own vs Rent	2.98x



*Purchasing a home in the immediate area is a **2.98x** premium to renting at The Lincoln*

*Rents would need to increase **116%** to surpass the affordability threshold*

COVETED DEMOGRAPHICS

\$178,000+
AVERAGE
HOUSEHOLD INCOME
WITHIN 5 MILES



20%
POPULATION GROWTH
EXPECTED BY 2030
WITHIN 1-MILE



82%
WHITE COLLAR
CAREERS WITHIN 5 MILES



89%
SOME COLLEGE DEGREE OR
HIGHER WITHIN 5 MILES

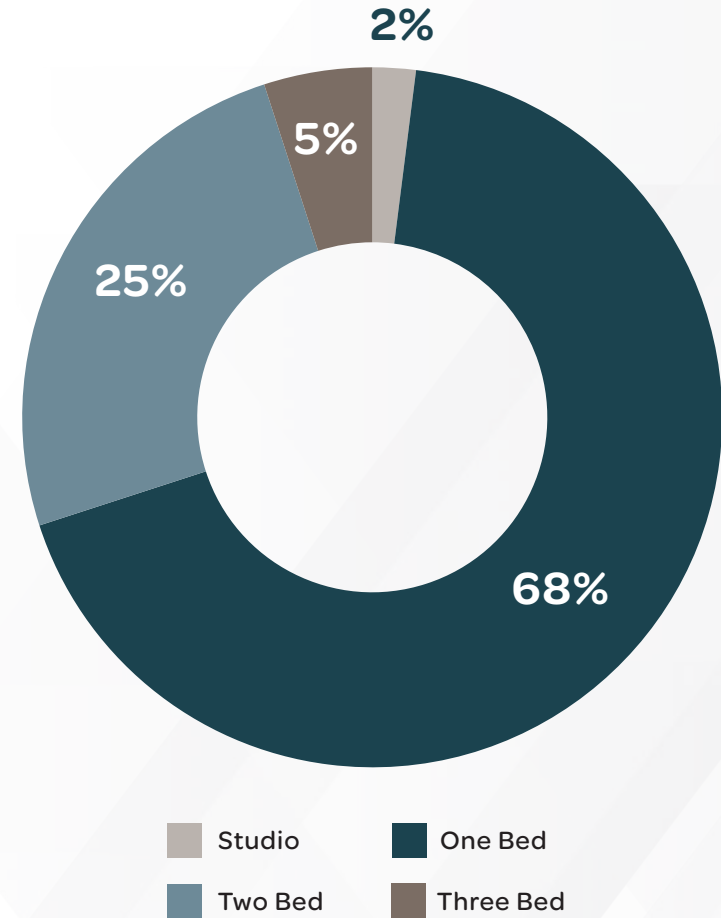


77%
OF POPULATION ARE
RENTERS WITHIN 1-MILE



UNIT MIX

CODE	COUNT	SQ. FT.	RENT	PSF
0x10B.0_tl	8 units	±508	\$1,593	\$3.14
1x11A.0_tl	80 units	±757	\$1,931	\$2.55
1x11B.0_tl	17 units	±726	\$1,919	\$2.64
1x11C.0_tl	64 units	±786	\$1,951	\$2.48
1x11C.1_tl	10 units	±867	\$2,141	\$2.47
1x11C.2_tl	5 units	±823	\$2,065	\$2.51
1x11D.0_tl	10 units	±553	\$1,792	\$3.24
1x11D.1_tl	2 units	±609	\$1,829	\$3.00
1x11E.0_tl	4 units	±718	\$1,731	\$2.41
1x11F.0_tl	5 units	±760	\$1,824	\$2.40
1x11G.0_tl	5 units	±766	\$1,925	\$2.51
1x11H.0_tl	19 units	±660	\$1,856	\$2.81
1x11J.0_tl	5 units	±743	\$1,825	\$2.46
1x11K.0_tl	56 units	±498	\$1,594	\$3.20
1x11L.0_tl	5 units	±610	\$1,867	\$3.06
1x11M.0_tl	4 units	±539	\$1,690	\$3.14
2x22A.0_tl	60 units	±1,066	\$2,458	\$2.31
2x22A.1_tl	5 units	±1,054	\$2,505	\$2.38
2x22A.2_tl	10 units	±1,053	\$2,540	\$2.41
2x22B.0_tl	10 units	±1,030	\$2,402	\$2.33
2x22C.0_tl	3 units	±1,158	\$2,796	\$2.41
2x22D.0_tl	4 units	±1,057	\$2,447	\$2.32
2x22D.1_tl	4 units	±1,057	\$2,647	\$2.50
2x22E.0_tl	2 units	±1,030	\$2,608	\$2.53
2x22F.0_tl	5 units	±1,129	\$2,549	\$2.26
2x22J.0_tl	3 units	±958	\$2,481	\$2.59
3x23A.0_tl	5 units	±1,250	\$3,364	\$2.69
3x23B.0_tl*	5 units	±1,305	\$3,276	\$2.51
3x23C.0_tl	5 units	±1,212	\$3,271	\$2.70
3x23D.0_tl	5 units	±1,443	\$3,520	\$2.44
Total/Average	425 units	±812	\$2,065	\$2.54



Unit Type	#	Sq. Ft.	% of Total
Studio	8	±508	2%
1 Bed	291	±696	68%
2 Bed	106	±1,062	25%
3 Bed	20	±1,303	5%
Total/Average	425	±812	100%

*Market rent displayed for floor plan 3x23B.0_tl as this specific floor plan is currently vacant. Average in-place rent is reflected for all other floor plans.



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