

OFFERING MEMORANDUM

PRICE REDUCTION



RAINTREE APARTMENTS

2655 Ore Mill Rd. | Colorado Springs, CO 80904

Price: \$3,550,000 \$3,400,000 | Units: 26

INVESTMENT ADVISORS



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COMMERCIAL ADVISORS

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Welcome to

*Raintree
Apartments*

2655 Ore Mill Rd Colorado Springs, CO 80904

PRIVATE PARKING
ESTACIONAMIENTO PRIVADO
AUTHORIZED PARKING ONLY
VEHICLES WILL BE TOWED
AT THE VEHICLE
OWNER'S EXPENSE
ESTACIONAMIENTO
AUTORIZADO SOLAMENTE
LOS VEHICULOS SERAN
REMOLCADOS A CARGO
DEL PROPIETARIO DEL
VEHICULO
TOWING
719-840-2418



BOARDWALK
PROPERTY MGMT

A SMART MOVE
www.Boardwalk-Rent.com
(719) 417-8477

PROPERTY SUMMARY



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EXECUTIVE SUMMARY

PROPERTY DETAILS

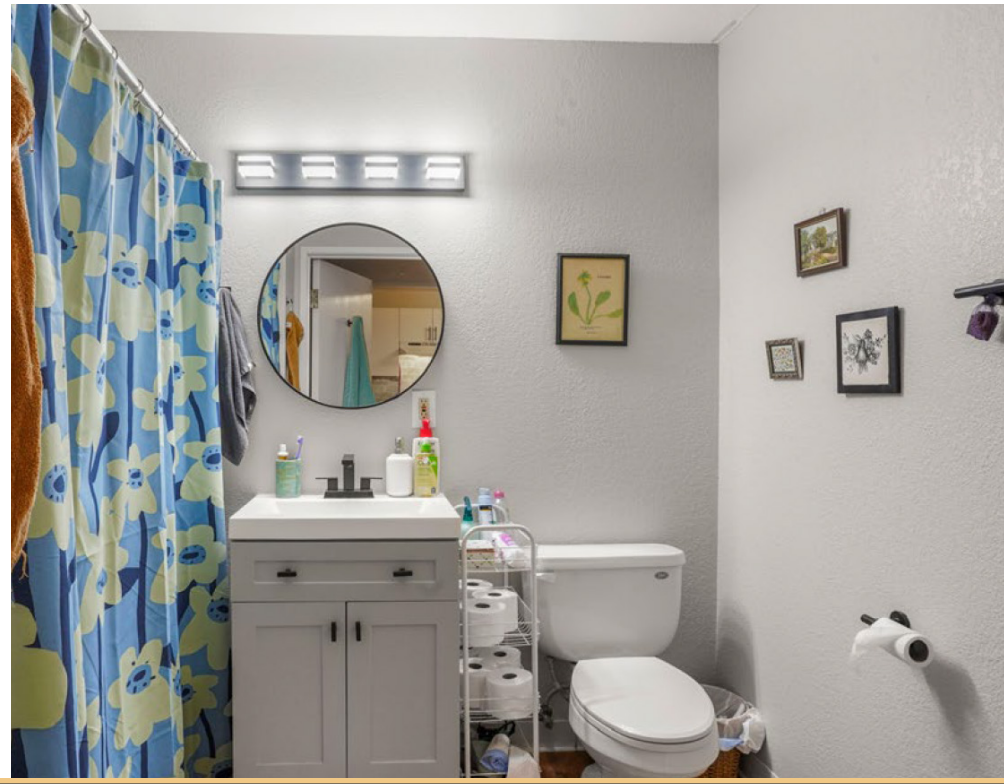
Address	2655 Ore Mill Rd. Colorado Springs, CO 80904
Price	\$3,400,000
# of Units	26
Building Size	22,068 SF
Lot Size	54,014 SF
Year Built	1984
Roof	Flat
Building Type	Brick/Stucco
Heat	Boiler
Zoning	C5 HS
Off-Street Parking	35 Spaces

PROPERTY HIGHLIGHTS

- In Old Colorado City—a historic, walkable neighborhood with boutiques, restaurants, art galleries, and proximity to outdoor recreation including Garden of the Gods, Manitou Incline, and Pikes Peak foothills
- Within one mile to Downtown Colorado Springs, three miles to Downtown Manitou Springs
- Great Unit Mix: 2-Studios (450 SF), 11-1Br/1Ba (600 SF) and 13-2Br/1Ba (850 SF)
- Unit Amenities: Air conditioning, dishwashers, disposals, granite countertops, refrigerators, tile and carpet finishes, and some units with office space
- Site Amenities: On site laundry, secured entry, security patrol
- Innovative investor can bring fresh capital to modernize units and boost rents toward Westside premium pricing
- Submarket is under supplied with limited future multifamily development expected

Raintree Apartments offers an institutional-quality acquisition in a vibrant, historic neighborhood. With full occupancy, a desirable mix of larger units, and built-in rent upside, it's ideal for a value-add investor seeking stable cash flow and long-term appreciation within a constrained Westside market. Its proximity to downtown, outdoor attractions, walkable retail, and strong rental fundamentals underscore its positioning for future rent growth and investor returns.

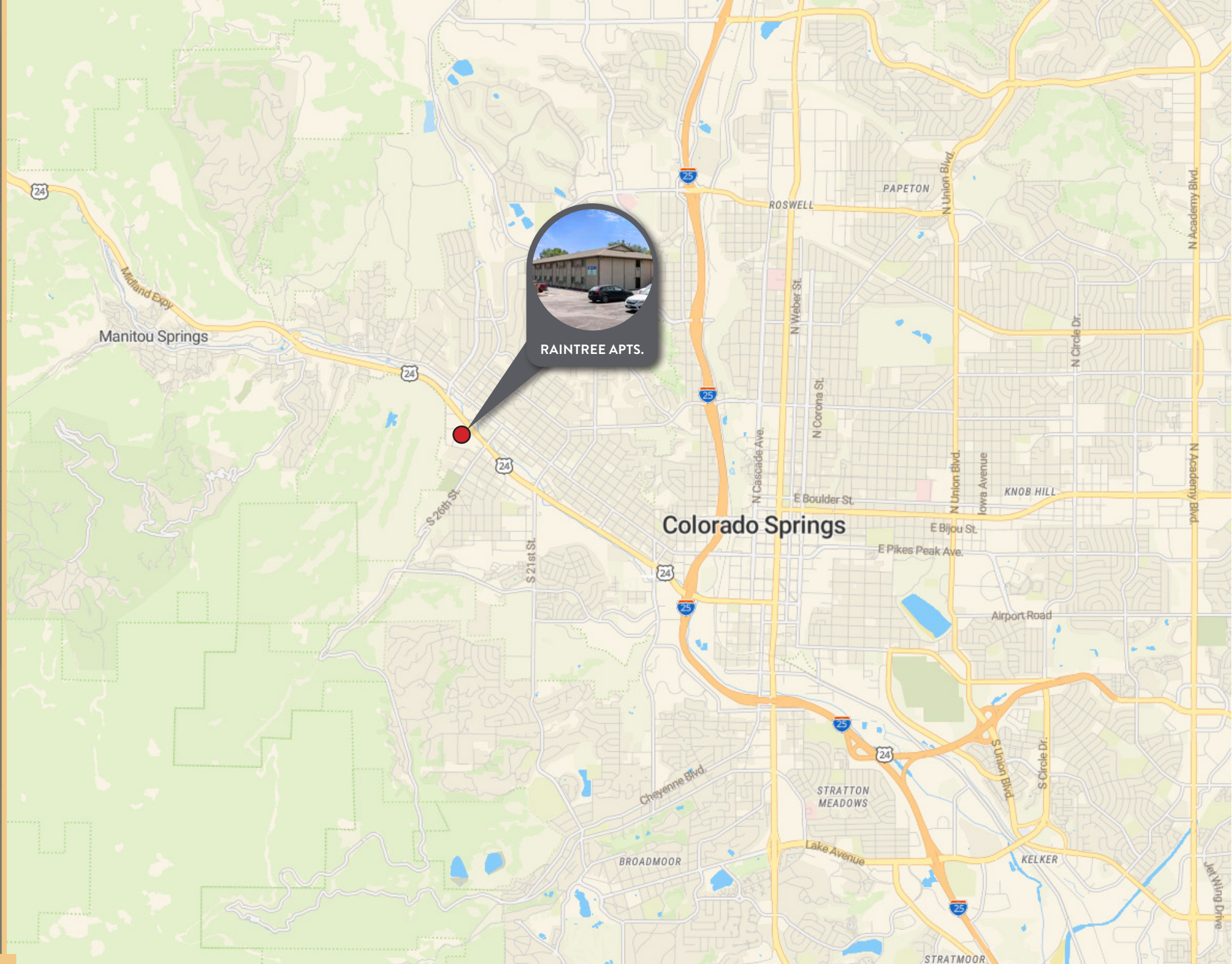




LOCATION OVERVIEW



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RAINTREE APTS.

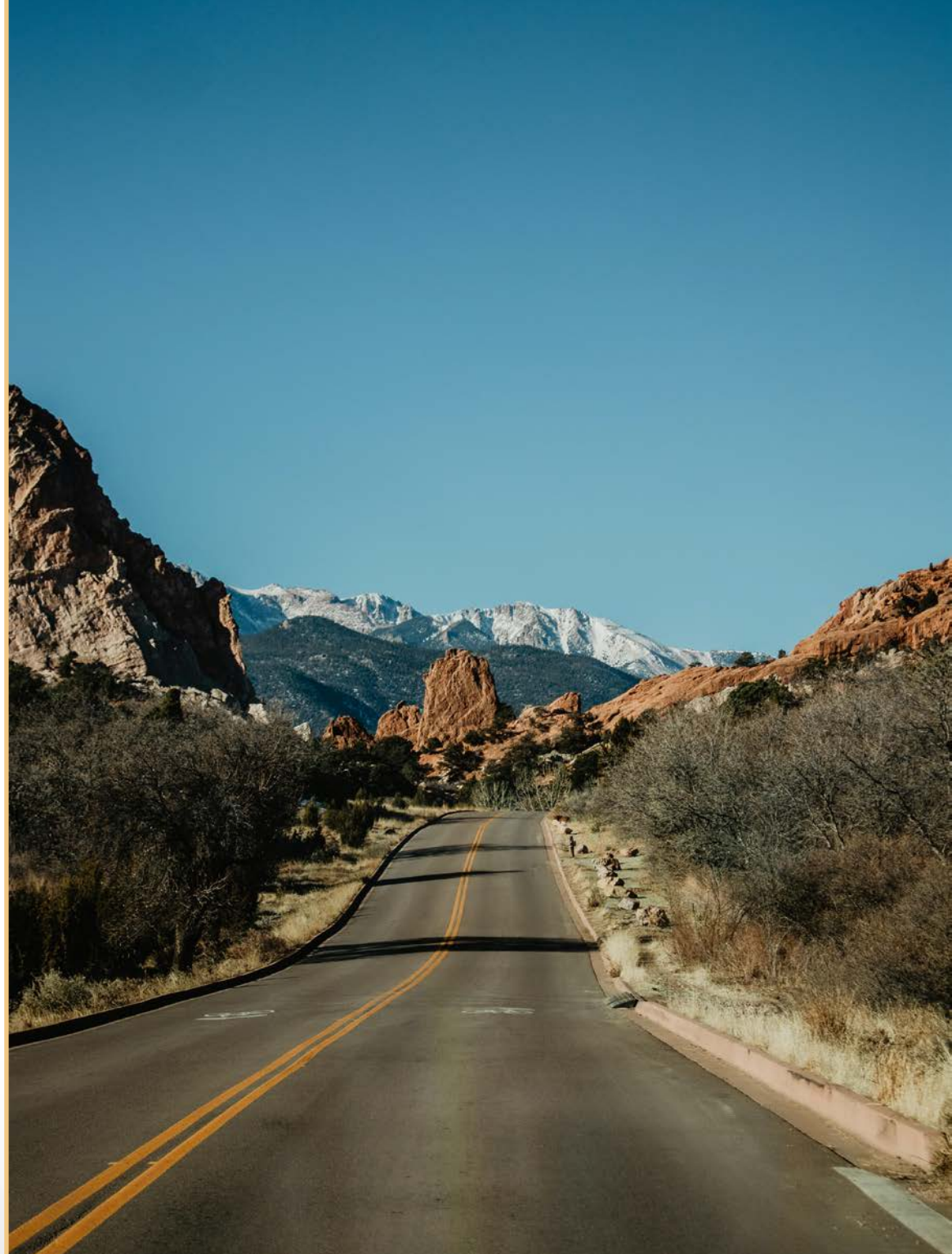
COLORADO SPRINGS

Colorado Springs sits at the foot of one of the nation's most famous landmarks, Pikes Peak, whose summit inspired Katharine Lee Bates to pen the words to "America the Beautiful." Visitors ascend this 14,115-foot beauty accessible via car, bicycle or hike. Each summer, skilled professional drivers gather to race up the highway during The Broadmoor Pikes Peak International Hill Climb.

One of the country's most treasured parks, Garden of the Gods, is free to the public. The impressive red rock formations draw those with smartphones and cameras to capture a perfect shot of the rocks that frame snow-capped Pikes Peak. Residents can enjoy climbing, hiking, cycling and even horseback riding.

Home to the U.S. Olympic Committee, Colorado Springs Olympic Training Center and the new U.S. Olympic & Paralympic Museum, visitors can watch world-class athletes in action. Another worthy stop is the U.S. Air Force Academy an elite university and military training academy just north of the city.

With more than 55 area attractions, there is an abundance of scenic trails, treks and open spaces for the perfect breath of fresh air.





INVESTMENT ANALYSIS



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UNIT MIX & INVESTMENT ANALYSIS

UNIT TYPE	NO. OF UNITS	APPROX. SF	CURRENT RENT	MONTHLY INCOME	PRO FORMA RENT	PRO FORMA MONTHLY INCOME
Studio	2	450	\$895	\$1,789	\$895	\$1,790
1Bd/1Ba	11	600	\$973	\$10,698	\$995	\$10,945
2Bd/1Ba	13	850	\$1,170	\$15,205	\$1,225	\$15,925
TOTALS	26	18,550		\$27,692		\$28,660

INCOME	CURRENT	PRO FORMA
Gross Scheduled Income (GSI)	\$332,304	\$343,920
Vacancy (5%)	(\$16,615)	(\$17,196)
RUBS	\$50,040	\$50,040
Laundry Income	\$3,998	\$3,998
Pet Fees	\$3,271	\$3,271
Other Misc Income	\$630	\$630
GROSS RENTAL INCOME	\$373,628	\$384,663
EXPENSES	CURRENT	PRO FORMA
Property Taxes (1)	\$12,992	\$14,291
Property Insurance (2)	\$26,000	\$26,000
Gas & Electric (3)	\$22,776	\$22,776
Water & Sewer (3)	\$13,781	\$13,781
Trash (3)	\$4,090	\$4,090
Management (4)	\$29,890	\$30,773
Repairs & Maintenance (5)	\$3,390	\$3,390
Contract Services (6)	\$27,616	\$27,616
Security Services (7)	\$7,200	\$7,200
Administrative (8)	\$3,311	\$3,311
TOTAL EXPENSES	\$151,046	\$153,228
TOTAL EXPENSES / UNIT	\$5,809	\$5,893
NET OPERATING INCOME	\$222,582	\$231,435

FINANCIAL ANALYSIS	CURRENT	PRO FORMA
Net Operating Income	\$222,582	\$231,435
Projected Debt Service	(\$122,335)	(\$122,335)
Before Tax Cash Flow	\$100,246	\$109,099
Cash-on-Cash Return	7.58%	8.25%
Total Return	7.58%	8.25%
CAP RATE	6.55%	6.81%

INVESTMENT SUMMARY	
List Price	\$3,400,000
Price/Unit	\$130,769
Price/SF	\$154

FINANCING	
Loan Amount	\$2,077,000 (61%)
Down Payment	\$1,323,000 (39%)
Interest Rate	5.89%*
Amortization	Interest Only

*Berkadia Freddie SBL 10 year fixed term (4 years of Interest Only) 8.6.25

- Property Taxes:** Current based on 2025 actual expense; Projected based on new 2025 assessed value at current mil levy
- Property Insurance:** Current/Projected based on 2025-2026 actual expense
- All Utilities:** Current/Projected based on T12 P&L thru July '25 actual expense
- Management/Payroll:** Current/Projected based on 8% Management Fee
- Repairs & Maintenance:** Current/Projected based on T12 P&L thru July '25 actual expense
- Contract Services:** Current/Projected based on based on T12 P&L thru July '25 actual expense
- Administrative:** Current/Projected based on T12 P&L thru July '25 actual expense

FREDDIE MAC - SBL QUOTE

LOAN TERMS					
Loan Type	7yr Fixed	7yr Fixed	10yr Fixed	5yr Fixed	5yr Fixed
Loan Amount	\$2,055,000	\$2,033,000	\$2,077,000	\$2,024,000	\$2,003,000
Interest Rate	5.99%	6.09%	5.89%	6.13%	6.23%
DSCR: UW	1.30x	1.30x	1.30x	1.30x	1.30x
LTV: UW	60%	60%	60%	60%	60%
Term: Amort	30 Years	30 Years	30 Years	30 Years	30 Years
Term: Fixed	7 Years	7 Years	10 Years	5 Years	5 Years
Term: Floating	na	na	na	na	na
Term: Total	7 Years	7 Years	10 Years	5 Years	5 Years
IO Included	3 Years	3 Years	4 Years	2 Years	2 Years
Prepay Penalty	5544321	3322111	5544332211	YM	32111
Prepay Term	7 Years	7 Years	10 Years	5 Years	5 Years
P&I: Interest Only	\$10,407	\$10,468	\$10,343	\$10,490	\$10,551
P&I: Amortizing	\$12,308	\$12,307	\$12,306	\$12,305	\$12,307
Origination Fee	1.0%	1.0%	1.0%	1.0%	1.0%

EST. CLOSING COSTS					
3rd Party Reports (w/ App)	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000
Lender Legal (at close)	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000
Freddie Mac Fee (w/ App)	\$2,055	\$2,033	\$2,077	\$2,024	\$2,003

QUOTE ASSUMPTIONS	
Estimated NCF	\$192,000
Purchase Price	\$3,550,000

Notes & Conditions

- Insurance: The NCF calculated above assumes insurance underwritten at \$1,000/unit, and is dependent on the final insurance coverage acquired by sponsors
- Real Estate Taxes: The NCF calculated above assumes real estate taxes underwritten at \$XXX/unit, and is dependent on appraisal support
- 2 Additional Years of IO - available if the following criteria are met: 1) At least one unit must qualify as a low-income 5-50 unit (excludes all Link Loans and loans secured by properties with more than 25% commercial Gross Potential Rent (GPR) or Net Rentable Area (NRA)). 2) Maturity LTV less than or equal to 70%. 3) Lender and Freddie Mac property inspection rating in Optigo Happy of 3 or greater. Maturity LTV less than or equal to 70%. 4) Physical Risk Report with a rating of average or better and repairs less than 1% of the loan amount. 5) Guarantor must meet net worth and liquidity requirements.



COMPARABLE SALES



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SUBJECT PROPERTY
2655 Ore Mill Rd., Colorado Springs, CO

Sale Date	JUST LISTED
List Price	\$3,400,000
# Units	26
Price/Unit	\$130,769
Price/SF	\$154
Unit Mix	2 - Studio 11 - 1 Bd / 1 Ba 13 - 2 Bd / 1 Ba



1512-1518 S Corona Ave.
Colorado Springs, CO 80905 **#1**

Sale Date	10/7/24
Sale Price	\$1,850,000
# Units	6
Price/Unit	\$308,333
Price/SF	\$305.53
Unit Mix	14 - 1 Bd / 1 Ba



725 N Cascade Ave.
Colorado Springs, CO 80903 **#2**

Sale Date	6/11/25
Sale Price	\$1,075,000
# Units	6
Price/Unit	\$179,167
Price/SF	\$207.49
Unit Mix	4 - 1 Bd / 1 Ba 2 - 2 Bd / 1 Ba



506 E Pikes Peak Ave.
Colorado Springs, CO 80903 **#3**

Sale Date	10/28/24
Sale Price	\$1,385,000
# Units	8
Price/Unit	\$173,125
Price/SF	\$238.92
Unit Mix	2 - 1 Bd / 1 Ba 6 - 2 Bd / 1 Ba



3635 Michigan Ave.
Colorado Springs, CO 80910 **#4**

Sale Date	5/16/25
Sale Price	\$2,000,000
# Units	14
Price/Unit	\$142,857
Price/SF	\$168.92
Unit Mix	2 - 1 Bd / 1 Ba 12 - 2 Bd / 1 Ba



2625 E Willamette Ave.
Colorado Springs, CO 80909 **#5**

Sale Date	8/7/24
Sale Price	\$5,507,328
# Units	40
Price/Unit	\$137,683
Price/SF	\$242.61
Unit Mix	1 - Studio 39 - 1 Bd / 1 Ba



429 N Nevada Ave
Colorado Springs, CO 80903 **#6**

Sale Date	6/18/25
Sale Price	\$1,600,000
# Units	12
Price/Unit	\$133,333
Price/SF	\$289.07
Unit Mix	N/A

DISCLOSURE AND CONFIDENTIALITY AGREEMENT

This confidential Offering Memorandum has been prepared by NorthPeak Commercial Advisors, LLC (NorthPeak Commercial Advisors) for use by a limited number of qualified parties. This Offering Memorandum has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial real estate projects and developments. NorthPeak Commercial Advisors recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as 2655 Ore Mill Rd., Colorado Springs, CO 80904 (the "Property") and of all of the information provided herein related to the Property. By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements or information provided by NorthPeak Commercial Advisors or its brokers.

NorthPeak Commercial Advisors makes no guarantee, warranty, or representation about the completeness or accuracy of the information set forth in this Offering Memorandum. You are responsible to independently verify its accuracy and completeness. NorthPeak Commercial Advisors has prepared the information concerning the Property based upon assumptions relating to the general economy, its knowledge of other similar properties in the market, and on other market assumptions including factors beyond the control of the NorthPeak Commercial Advisors and the Owner of the Property. NorthPeak Commercial Advisors make no representation or warranty as to either the accuracy or completeness of the information contained herein. The information set forth in this Offering Memorandum is not intended to be a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be accurate, NorthPeak Commercial Advisors and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, NorthPeak Commercial Advisors and the Property Owner disclaim any and all liability for any express or implied representations and warranties contained in, or for any omissions from, the Offering Memorandum and for any other written or oral communication transmitted or made available to you. NorthPeak Commercial Advisors shall make available to you, as a qualified prospective investor, additional information concerning the Property and an opportunity to inspect the Property upon written request.

This Offering Memorandum and its contents are intended to remain confidential except for such information which is in the public domain or is otherwise available to the public. By accepting this Offering Memorandum, you agree that you will hold and treat Offering Memorandum in the strictest confidence, that you will not photocopy, duplicate, or distribute it. You agree you will not disclose this Offering Memorandum or its contents to any other person or entity, except to outside advisors retained by you and from whom you have obtained an agreement of confidentiality, without the prior written authorization of NorthPeak Commercial Advisors. You agree that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property. If you determine you have no interest in the property, kindly return the Offering Memorandum to NorthPeak Commercial Advisors at your earliest convenience.



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