

LAWRENCE 5

3400 Lawrence Street, Denver, CO 80205

5 UNITS | BUILT 2020

OFFERING MEMORANDUM

PRICE: \$3,200,000

PRICE / UNIT: \$640,000

PRICE / SF: \$512.82

GREYSTONE

 **UNIQUE**
APARTMENT GROUP

A Division of Unique Properties, Inc.

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GREYSTONE



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All properties and services are marketed by Greystone Unique Apartment Group in compliance with all applicable fair housing and equal opportunity laws.



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INVESTMENT OVERVIEW



Greystone Unique Apartment Group is pleased to present to qualified investors, the opportunity to purchase Lawrence 5 apartments. Lawrence 5 is a 5-unit apartment building located at 3400 Lawrence Street in one of the most desirable neighborhoods in Denver, River North Arts District (RiNo). The property was built in 2020 and is beautifully finished with quartz countertops, stainless steel appliances, and much more. Each unit has its own private rooftop deck and garage space. The property is nearby all of the trendiest shops, restaurants, and entertainment in the neighborhood. This is a great opportunity for an investor to park some equity as the neighborhood continues to appreciate.

INVESTMENT HIGHLIGHTS

- Amazing Location: Plethora of Nearby Shopping, Dining, and Entertainment
- Close Proximity to Downtown and the Surrounding Areas
- For Sale Townhome-Quality Finishes
- Private Garages for Each Unit
- Beautiful Views of the Mountains and Downtown From the Rooftop Deck
- Walking Distance to the New 38th and Blake Train Station



3402

3400



PROPERTY ANALYSIS





3400

PROPERTY SUMMARY

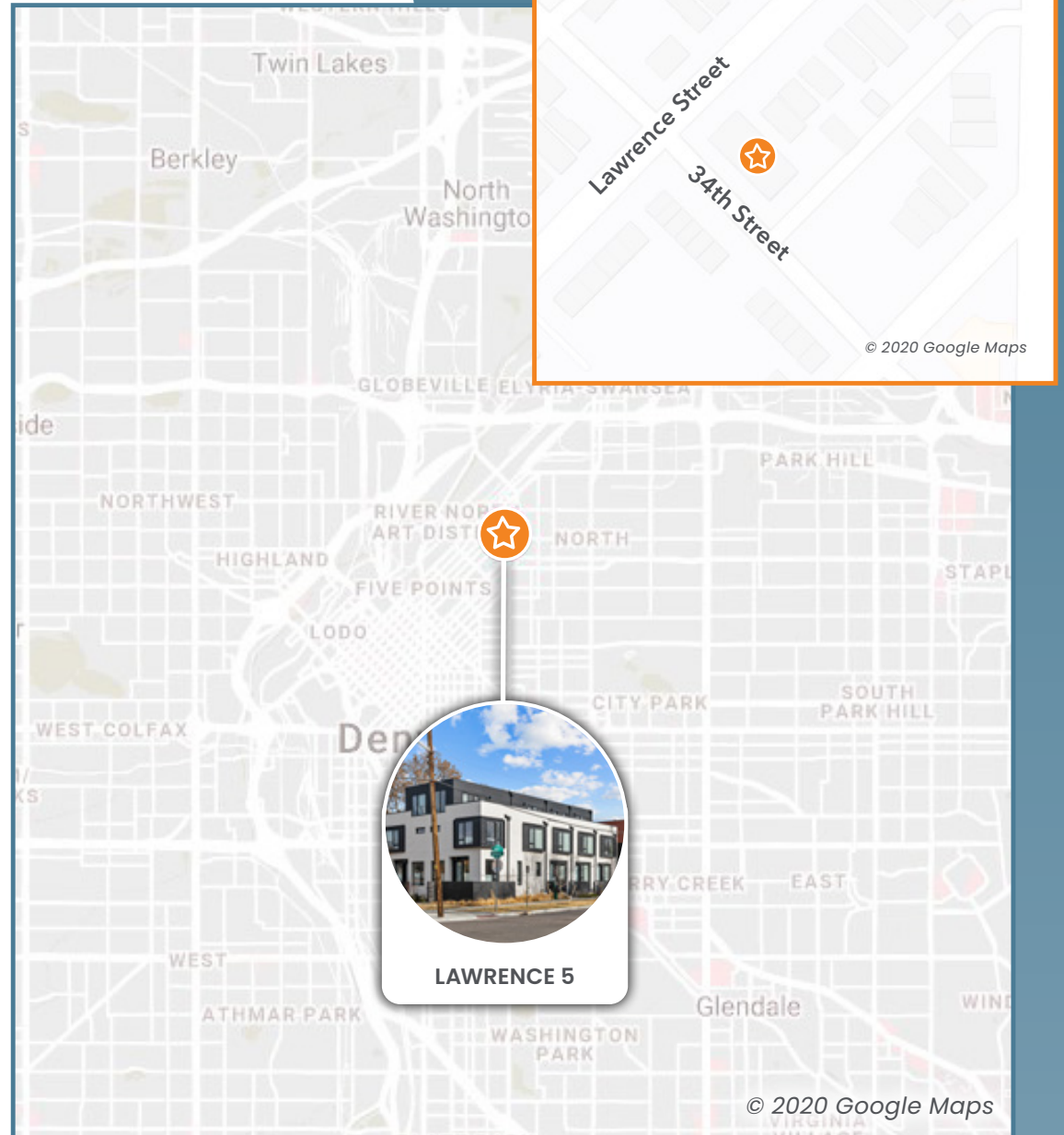
Lawrence 5 is a newly constructed, five-unit multifamily community located in the renowned Five Points neighborhood of Denver, CO. Built in 2020 and situated on 0.14 acres, the three-story townhouse-style units feature modern and spacious floorplans consisting of two-bedrooms and two- and one-half bathrooms measuring 1,260 square feet each. Residents enjoy luxurious, first-class amenities including gourmet kitchens with white granite-style countertops, backsplash, stainless-steel appliances, and upgraded cabinetry, designer lighting and fixtures throughout, full-size washer / dryer, reserved garage parking, and a private oversized rooftop balcony. The property is a short distance from the Denver Light Rail and Downtown Denver.

Address:	3400 Lawrence Street Denver, CO 80205
County:	Denver
APN:	2263-06-010
Buildings:	1
Stories:	3
No. of Units:	5
Y.O.C.:	2020
Rentable SF:	6,240
Lot Size:	0.14 Acres
Zoning:	G-RH-3, UO-3
Parking Spaces:	Five (5) Individual Garages 1 Per Unit

UTILITIES

Electric:	Individually Metered / Tenant-Paid
Gas:	Individually Metered / Tenant-Paid
Water / Sewer:	Master Metered / Tenant-Paid

LOCATION MAP



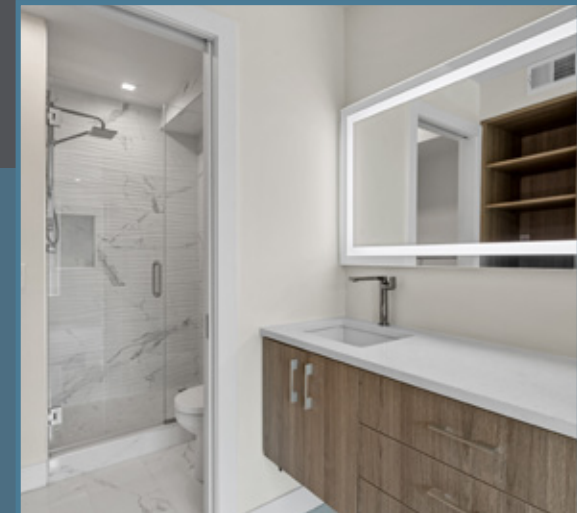


34th Street

UNIT AMENITIES



- New Construction
- Spacious & Modern Floorplans
- Luxurious Amenities
- Individual Air Conditioning / Heat
- Gourmet Kitchens
- Stainless-Steel Appliances
- Double-Door Refrigerator with Ice Maker
- Gas Range With Oven
- Range Hood
- Dishwasher
- Built-In Microwave Oven
- Undermount Stainless-Steel Sink
- White Granite-Style Countertops
- Modern Backsplash
- Breakfast Counter
- Pantry
- Dining Area
- Contemporary Linear Gas Fireplace
- Designer Lighting & Fixtures
- Hardwood-Style Flooring
- Carpeting
- Storage Closet
- Oversized Bedroom Windows
- Built-In Bedroom Dresser
- Built-In Wardrobe Closets
- Built-In Bathroom Storage
- White Granite-Style Bathroom Flooring
- Vessel Sink Bathroom Vanity
- Floating Vanity
- Glass Walk-In Shower Door
- Rainfall Shower Head
- Soaking Tub
- Large Bathroom Mirrors
- Third-Level Flex Space
- Full-Size Stackable Washer / Dryer
- Private Rooftop Balcony
- Private Front Entry Patio



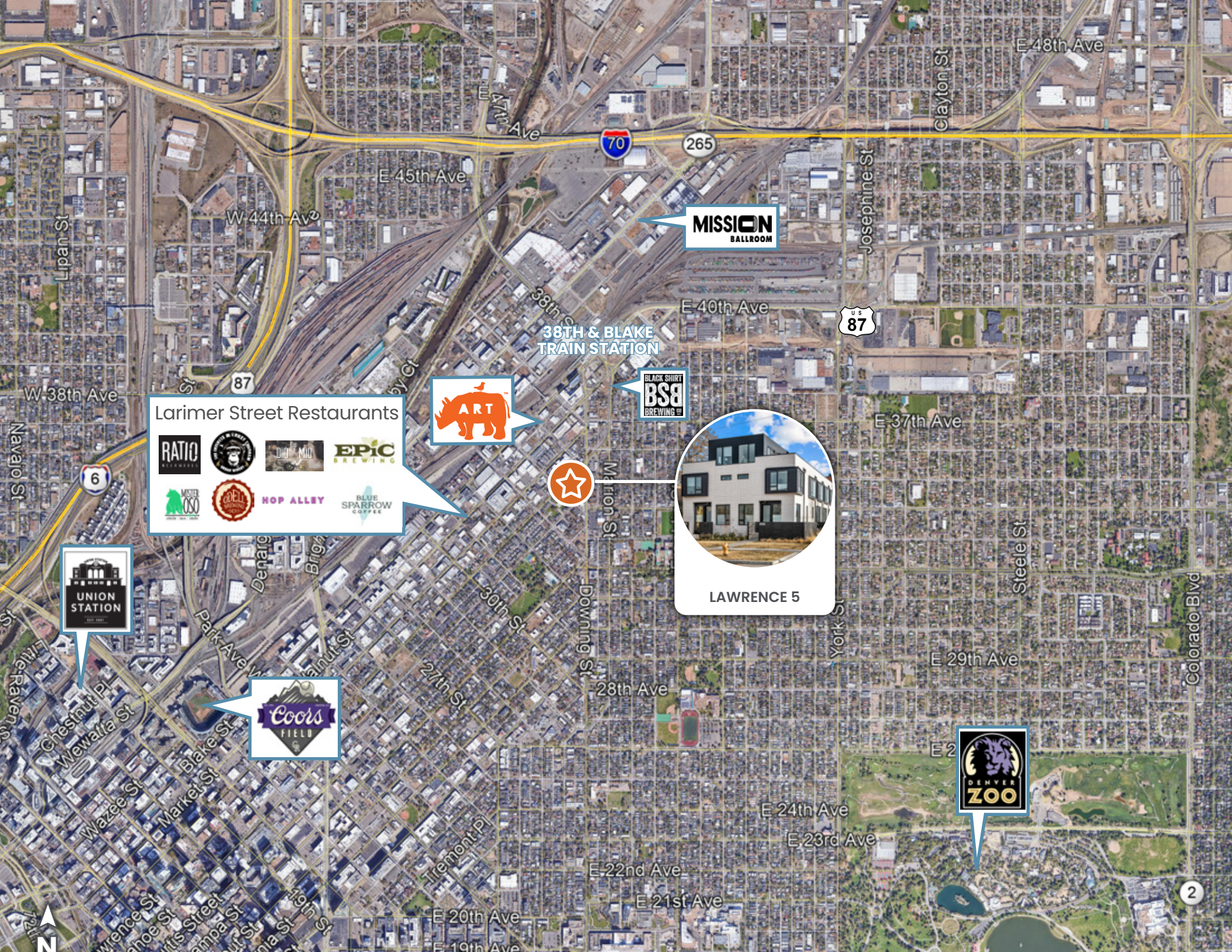




COMMON AREA AMENITIES

- Modern Architecture
- Professional Landscaping
- Reserved Garage Parking
- Desirable RiNo Arts District Neighborhood
- Walk to Light Rail Station
- Close to Downtown Denver



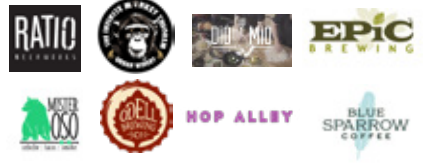


MISSION
BALLROOM

38TH & BLAKE
TRAIN STATION

BLACK SHIRT
BSB
BREWING CO.

Larimer Street Restaurants



LAWRENCE 5

UNION
STATION

COOR'S
FIELD

DENVER
ZOO



**FINANCIAL
ANALYSIS**





ASSUMPTIONS & NOTES

PROPERTY INFORMATION

Property Address	3400 Lawrence Street, Denver
Property Type	Multifamily
Units	5
Rentable Building SF	6,240

ANALYSIS INFORMATION

Price	\$3,200,000
Analysis Start	Jan-21
Analysis End	Dec-30
Analysis Period	10 Years
Current Cap Rate	4.22%
Year 2 Cap Rate	4.06%
5 Year Leveraged IRR	9.07%
Price / Unit	\$640,000
Price / SF	\$512.82

OTHER INCOME	SOURCE	AMOUNT
Utility Income	November 2020 T-2	\$2,234
Pet Rent	November 2020 T-2	\$1,440
Misc	November 2020 T-2	\$1,200
TOTAL / AVG		\$4,874

DEBT ASSUMPTIONS

Initial Equity	\$1,120,000
Proposed New Loan Amount	\$2,080,000
Loan-To-Value	65%
Interest Rate	3.27%
Interest Only Period	1 Year
Loan Term	10 Years
Amortization	30 Years
Annual Debt Service (Amortization)	\$108,902
Projected DSCR	1.24



PERCENTAGE INCREASES

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
Potential Market Rent	\$2.43	\$2.50	\$2.57	\$2.65	\$2.73	\$2.81	\$2.90	\$2.98	\$3.07	\$3.17
Loss-To-Lease	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%
Potential Rent	\$2.41	\$2.49	\$2.56	\$2.64	\$2.72	\$2.80	\$2.88	\$2.97	\$3.06	\$3.15
Market Rent Increases		3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Vacancy	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Effective Gross Rent	\$2.29	\$2.36	\$2.44	\$2.51	\$2.58	\$2.66	\$2.74	\$2.82	\$2.91	\$3.00
Other Income Increases	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Utility Reimbursement Increases	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Operating Expense Increases	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Management Cost	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%

FUTURE RENTS

BEGINNING	TWO-BEDROOM - 1,230 SF		TWO-BEDROOM - 1,260 SF	
Aug-21	\$2,995	\$2.43	\$3,050	\$2.42
Aug-22	\$3,085	\$2.51	\$3,142	\$2.49
Aug-23	\$3,177	\$2.58	\$3,236	\$2.57
Aug-24	\$3,273	\$2.66	\$3,333	\$2.65
Aug-25	\$3,371	\$2.74	\$3,433	\$2.72
Aug-26	\$3,472	\$2.82	\$3,536	\$2.81
Aug-27	\$3,576	\$2.91	\$3,642	\$2.89
Aug-28	\$3,683	\$2.99	\$3,751	\$2.98
Aug-29	\$3,794	\$3.08	\$3,864	\$3.07
Aug-30	\$3,908	\$3.18	\$3,980	\$3.16
Aug-31	\$4,025	\$3.27	\$4,099	\$3.25

UNIT MIX

UNIT #	UNIT TYPE	UNIT SF	RENT / UNIT	RENT / PSF	PRO FORMA RENT / UNIT	PRO FORMA RENT / SF
1601	2 Bedroom	1,260	\$3,050	\$2.42	\$3,050	\$2.42
1605	2 Bedroom	1,260	\$3,050	\$2.42	\$3,050	\$2.42
1609	2 Bedroom	1,260	\$3,050	\$2.42	\$3,050	\$2.42
3800	2 Bedroom	1,230	\$2,995	\$2.43	\$2,995	\$2.43
3802	2 Bedroom	1,230	\$2,995	\$2.43	\$2,995	\$2.43
TOTAL / AVG		6,240	\$15,140	\$2.43	\$15,140	\$2.43



INCOME SOURCE

INCOME	SOURCE	CURRENT	\$ / UNIT	\$ / SF	% OF EGR
Potential Market Rent		\$181,680	\$36,336	\$29.12	
Loss to Lease		\$0	\$0	\$0.00	
Potential Rent		\$181,680	\$36,336	\$29.12	
Vacancy	5% of Potential Rent	(\$9,084)	(\$1,817)	(\$1.46)	
Scheduled Multifamily Rent		\$172,596	\$34,519	\$27.66	
Other Income	See Assumptions Summary	\$4,874	\$975	\$0.78	
Effective Gross Income		\$177,470	\$35,494	\$28.44	100.00%
EXPENSES					
Property Taxes	See Property Tax Analysis	\$9,021	\$1,804	\$1.45	5.08%
Insurance	November 2020 T-2	\$6,089	\$1,218	\$0.98	3.43%
Repairs & Maintenance	November 2020 T-2	\$12,529	\$2,506	\$2.01	7.06%
Management	5% of Potential Rent	\$8,630	\$1,726	\$1.38	4.86%
Utilities	November 2020 T-2	\$2,222	\$444	\$0.36	1.25%
Administrative	November 2020 T-2	\$3,968	\$794	\$0.64	2.24%
Total Expenses		\$42,460	\$8,492	\$6.80	23.93%
NET OPERATING INCOME		\$135,010	\$27,002	\$21.64	76.07%

TAX ANALYSIS

TAX YEAR	ACTUAL VALUE	ASSESSED VALUE	MILL LEVY	TAX AMOUNT	MONTHLY
2020 Taxes Paid in 2021	\$1,168,800	\$83,569	74.195	\$6,200	\$516.70
2021 Taxes Paid in 2022	\$3,200,000	\$228,800	76.421	\$17,485	\$1,457.09
2022 Taxes Paid in 2023	\$3,200,000	\$228,800	77.949	\$17,835	\$1,486.23
2023 Taxes Paid in 2024	\$3,296,000	\$235,664	79.508	\$18,737	\$1,561.44

In Colorado, the property taxes are reassessed every off-numbered year and are paid in arrears the following year. For residential property in Colorado, there is an assessment rate of 7.15% which is multiplied by the Actual Value to determine the Assessed Value. The Assessed Value is multiplied by the Mill Levy (currently 74.195) to determine the annual property tax bill. The sale of the property does not automatically trigger a new assessment for property taxes in Colorado. This projection does not reflect a reassessment until 2021 taxes paid in 2022. We assumed an actual value in 2021 of \$3,200,000, which is 100% of our proposed pricing. In 2023, we grew the actual value by 3%. We increase the Mill Levy by 3% annually.

5- & 10-YEAR FORECAST (YEARS 1 - 5)

INCOME	\$ / UNIT	CURRENT	YEAR 1 MAR-22	YEAR 2 MAR-23	YEAR 3 MAR-24	YEAR 4 MAR-25
Potential Market Rent	\$36,336	\$181,680	\$181,680	\$187,130	\$192,744	\$198,527
Loss-To-Lease	\$0	\$0	(\$908)	(\$936)	(\$964)	(\$993)
Potential Rent	\$36,336	\$181,680	\$180,772	\$186,195	\$191,781	\$197,534
Vacancy	(\$1,817)	(\$9,084)	(\$9,084)	(\$9,107)	(\$9,380)	(\$9,661)
Scheduled Multifamily Rent	\$34,519	\$172,596	\$171,688	\$177,088	\$182,401	\$187,873
Pet Rent	\$975	\$4,874	\$4,910	\$5,058	\$5,209	\$5,366
Effective Gross Revenue	\$35,494	\$177,470	\$176,598	\$182,146	\$187,610	\$193,238
EXPENSES						
Property Taxes	\$1,804	\$9,021	\$9,021	\$17,573	\$18,060	\$18,878
Insurance	\$1,218	\$6,089	\$6,135	\$6,319	\$6,508	\$6,704
Repairs & Maintenance	\$2,506	\$12,529	\$12,623	\$13,002	\$13,392	\$13,794
Management	\$1,726	\$8,630	\$8,651	\$8,911	\$9,178	\$9,454
Utilities	\$444	\$2,222	\$2,239	\$2,306	\$2,375	\$2,447
Administrative	\$794	\$3,968	\$3,998	\$4,118	\$4,242	\$4,369
Total Expenses	\$8,492	\$42,460	\$42,668	\$52,228	\$53,756	\$55,644
NET OPERATING INCOME	\$27,002	\$135,010	\$133,930	\$129,917	\$133,854	\$137,594
Cash Flow Before Debt Service	\$27,002	\$135,010	\$133,930	\$129,917	\$133,854	\$137,594
Debt Service	(\$13,603)	\$108,902	\$68,016	\$108,902	\$108,902	\$108,902
Cash Flow After Debt Service	\$13,399	\$26,108	\$65,914	\$21,016	\$24,953	\$28,693
Principal Reduction		\$41,504		\$41,504	\$42,882	\$44,305
Cap Rate		4.22%	4.19%	4.06%	4.18%	4.30%
Cash-On-Cash		2.33%	5.89%	1.88%	2.23%	2.56%
Total Return		6.04%	5.89%	5.58%	6.06%	6.52%
Leveraged IRR			7.16%	2.11%	6.34%	8.06%
Unleveraged IRR			4.63%	2.86%	4.27%	4.92%

5- & 10-YEAR FORECAST (YEARS 1 - 5)

INCOME	YEAR 5 MAR-26	YEAR 6 MAR-27	YEAR 7 MAR-28	YEAR 8 MAR-29	YEAR 9 MAR-30	YEAR 10 MAR-31
Potential Market Rent	\$204,482	\$210,617	\$216,935	\$223,443	\$230,147	\$237,051
Loss-To-Lease	(\$1,022)	(\$1,053)	(\$1,085)	(\$1,117)	(\$1,151)	(\$1,185)
Potential Rent	\$203,460	\$209,564	\$215,851	\$222,326	\$228,996	\$235,866
Vacancy	(\$9,951)	(\$10,250)	(\$10,557)	(\$10,874)	(\$11,200)	(\$11,536)
Scheduled Multifamily Rent	\$193,509	\$199,314	\$205,294	\$211,452	\$217,796	\$224,330
Pet Rent	\$5,527	\$5,692	\$5,863	\$6,039	\$6,220	\$6,407
Effective Gross Revenue	\$199,036	\$205,007	\$211,157	\$217,491	\$224,016	\$230,737
EXPENSES						
Property Taxes	\$19,444	\$20,027	\$20,628	\$21,247	\$21,885	\$22,541
Insurance	\$6,905	\$7,112	\$7,325	\$7,545	\$7,771	\$8,004
Repairs & Maintenance	\$14,207	\$14,634	\$15,073	\$15,525	\$15,991	\$16,470
Management	\$9,737	\$10,029	\$10,330	\$10,640	\$10,959	\$11,288
Utilities	\$2,520	\$2,596	\$2,674	\$2,754	\$2,836	\$2,921
Administrative	\$4,500	\$4,635	\$4,774	\$4,917	\$5,065	\$5,217
Total Expenses	\$57,313	\$59,033	\$60,804	\$62,628	\$64,507	\$66,442
NET OPERATING INCOME	\$141,722	\$145,974	\$150,353	\$154,864	\$159,509	\$164,295
Cash Flow Before Debt Service	\$141,722	\$145,974	\$150,353	\$154,864	\$159,509	\$164,295
Debt Service	\$108,902	\$108,902	\$108,902	\$108,902	\$108,902	\$108,902
Cash Flow After Debt Service	\$32,820	\$37,072	\$41,451	\$45,962	\$50,608	\$55,393
Principal Reduction	\$45,776	\$47,295	\$48,865	\$50,487	\$52,163	\$53,895
Cap Rate	4.43%	4.56%	4.70%	4.84%	4.98%	5.13%
Cash-On-Cash	2.93%	3.31%	3.70%	4.10%	4.52%	4.95%
Total Return	7.02%	7.53%	8.06%	8.61%	9.18%	9.76%
Leveraged IRR	9.07%	9.63%	9.97%	10.16%	10.26%	10.06%
Unleveraged IRR	5.35%	5.64%	5.85%	6.01%	6.13%	6.22%

PRICING

	LIST PRICING	
	CURRENT	PRO FORMA
Price	\$3,200,000	
Down Payment	\$1,120,000	65.00%
Loan Amount	\$2,080,000	
Interest Rate / Amortization	3.27% 30 Years	
Current NOI / Pro Forma NOI	\$135,010	\$129,917
	PRO FORMA ANALYSIS	
	CURRENT	PRO FORMA
Debt Service	\$68,016	\$108,902
Net Cash Flow After Debt Service	\$66,994	\$21,016
	5.98%	1.88%
Principal Reduction	\$0	\$41,504
Total Return	\$66,994	\$62,520
	5.98%	5.58%
Cap Rate	4.22%	4.06%
GRM	17.61	17.70
Price / Unit	\$640,000	
Price / SF	\$512.82	



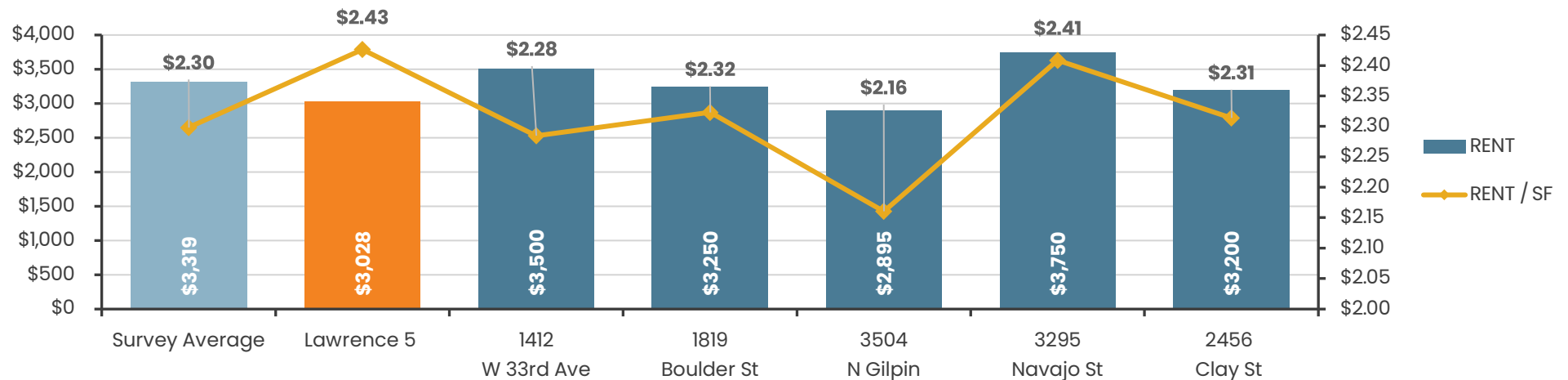




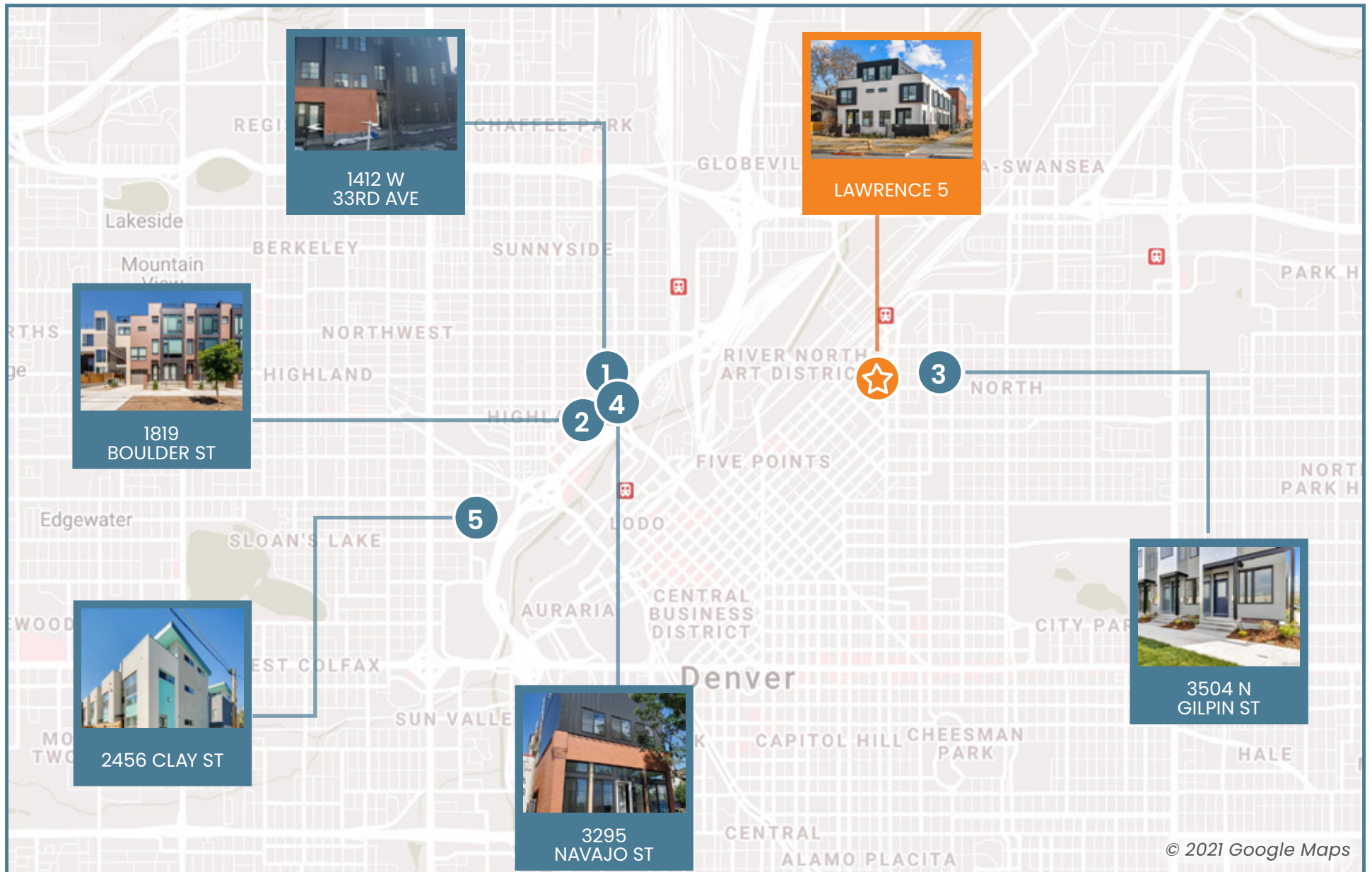
COMPARABLE RENTAL PROPERTIES SUMMARY

PROPERTY NAME	UNITS	SF	YEAR BUILT	RENT	RENT / SF
☆ Lawrence 5 3400 Lawrence St Denver, CO 80205	5	1,248	2020	\$3,028	\$2.43
1. 1412 W 33rd Ave 1412 W 33rd Ave Denver, CO 80211	1	1,532	2018	\$3,500	\$2.28
2. 1819 Boulder St 1819 Boulder St Denver, CO 80211	1	1,399	2015	\$3,250	\$2.32
3. 3504 N Gilpin St 3504 N Gilpin St Denver, CO 80205	1	1,340	2018	\$2,895	\$2.16
4. 3295 Navajo St 3295 Navajo St Denver, CO 80211	1	1,557	2018	\$3,750	\$2.41
5. 2456 Clay St 2456 Clay St Denver, CO 80211	1	1,383	2014	\$3,200	\$2.31
TOTAL / AVG	1	1,442	2017	\$3,319	\$2.30

AVERAGE RENT COMPARISON



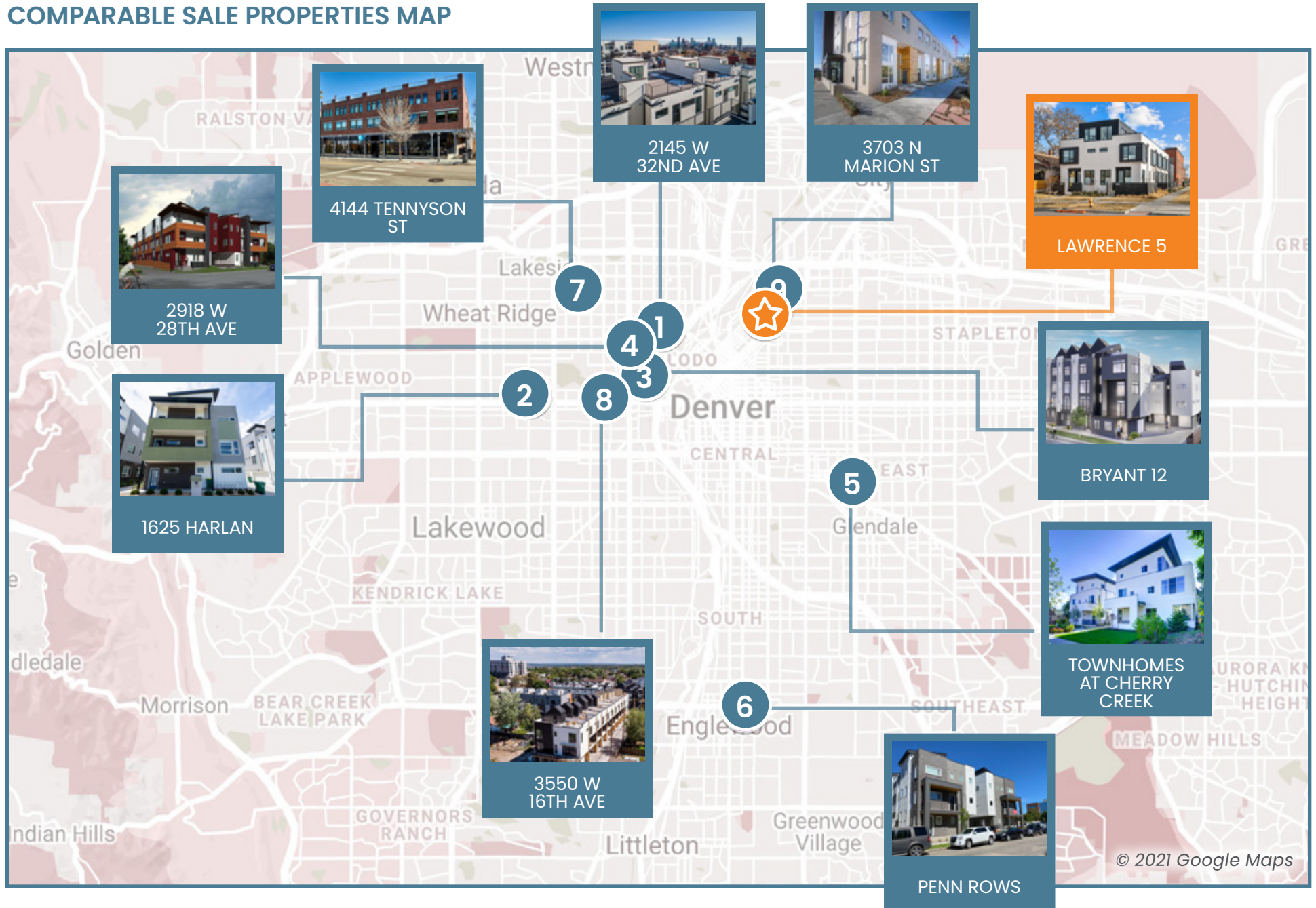
COMPARABLE RENTAL PROPERTIES MAP



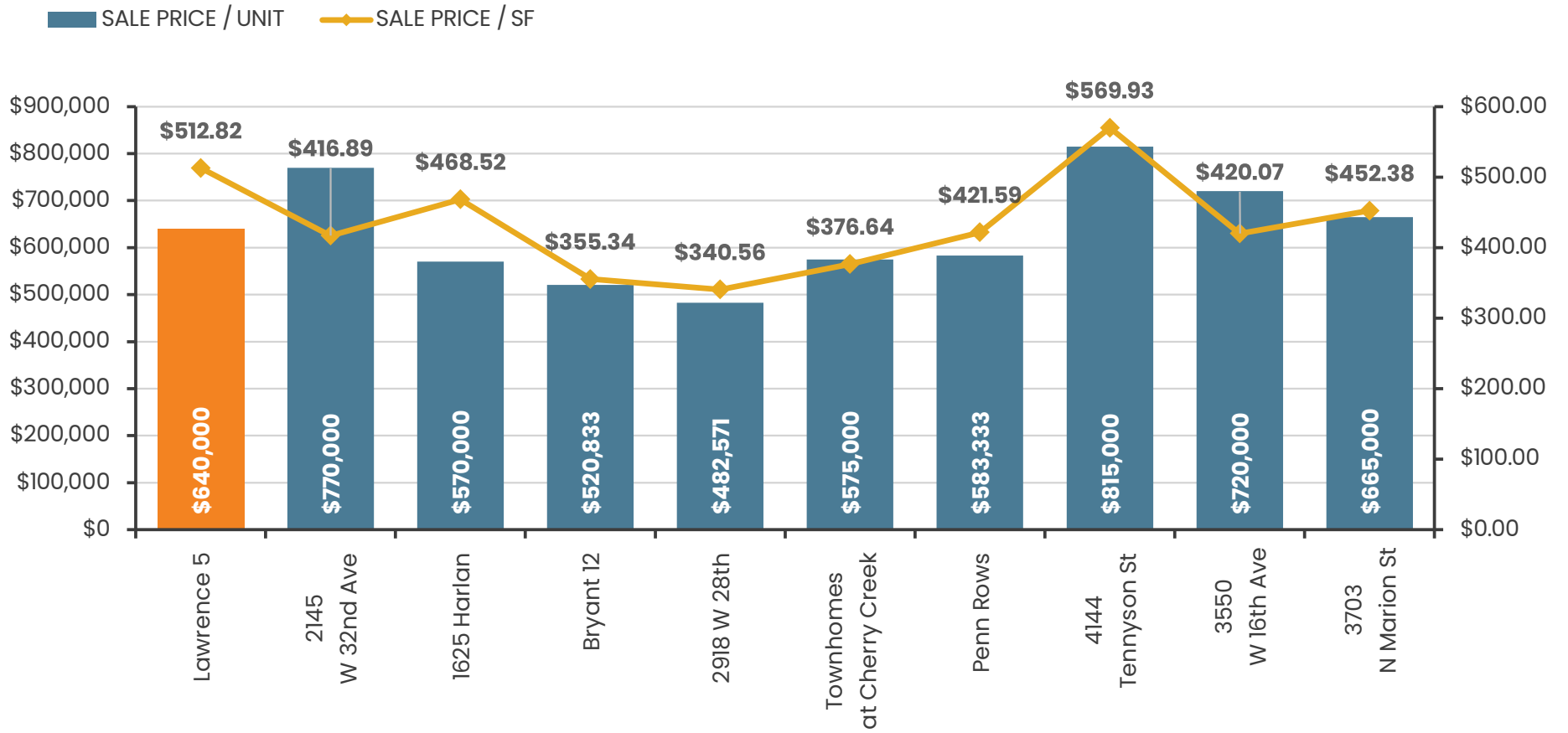
COMPARABLE SALE PROPERTIES SUMMARY

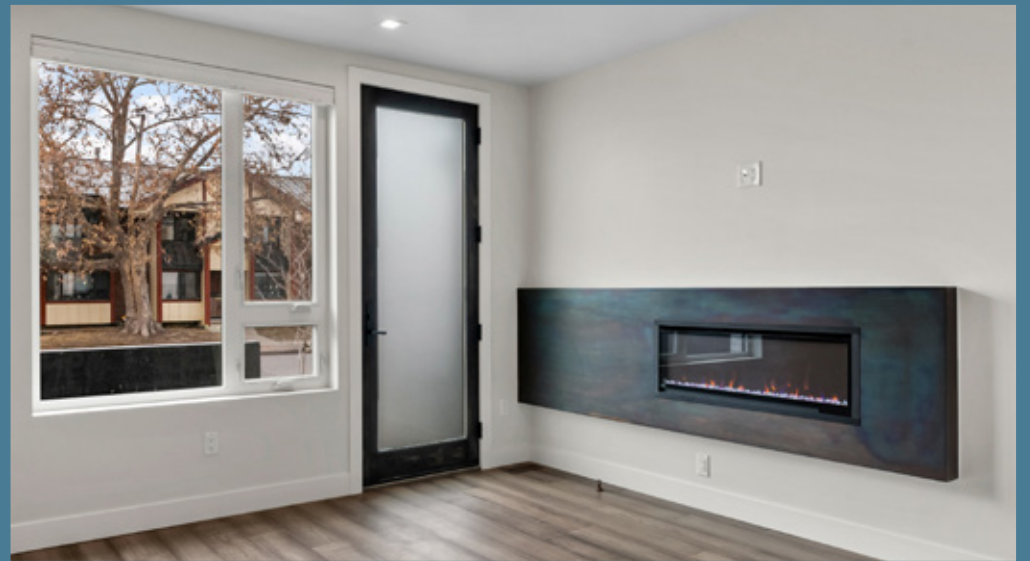
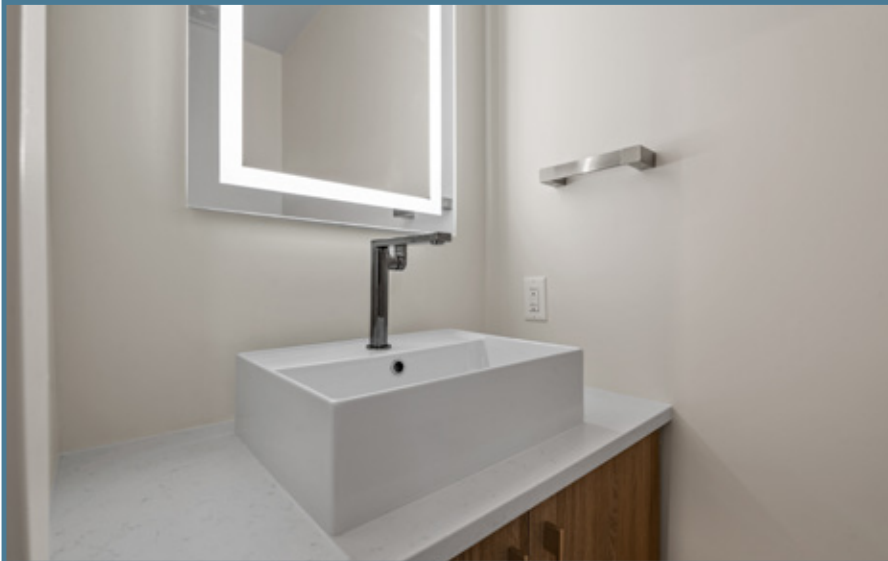
	PROPERTY NAME	YEAR BUILT	UNITS	TOTAL SF	CLOSED DATE	SALE PRICE	PRICE / UNIT	PRICE / SF	CAP RATE
☆	Lawrence 5 3400 Lawrence St Denver, CO 80205	2020	5	6,240	On Market	\$3,200,000	\$640,000	\$512.82	4.30%
1.	2145 W 32nd Ave 2145 W 32nd Ave Denver, CO 80211	2019	1	1,847	10/1/2020	\$770,000	\$770,000	\$416.89	--
2.	1625 Harlan 1625 Harlan Lakewood, CO 80214	2019	6	8,100	1/21/2021	\$3,795,000	\$570,000	\$468.52	5.40%
3.	Bryant 12 2016-2018 Bryant St Denver, CO 80211	2019	12	17,589	12/22/2020	\$6,250,000	\$520,833	\$355.34	5.00%
4.	2918 W 28th Ave 2918 W 28th Ave Denver, CO 80211	2018	14	19,838	4/19/2018	\$6,756,000	\$482,571	\$340.56	6.00%
5.	Townhomes at Cherry Creek 101 Harrison St Denver, CO 80206	2016	12	18,320	12/31/2020	\$6,900,000	\$575,000	\$376.64	4.40%
6.	Penn Rows 3531-39 S Pennsylvania St Englewood, CO 80113	2020	12	16,604	On Market	\$7,000,000	\$583,333	\$421.59	4.56%
7.	4144 Tennyson St 4144 Tennyson St, Unit 1 Denver, CO 80212	2015	1	1,430	On Market	\$815,000	\$815,000	\$569.93	--
8.	3550 W 16th Ave 3550 W 16th Ave Denver, CO 80204	2020	1	1,714	10/7/2020	\$720,000	\$720,000	\$420.07	--
9.	3703 N Marion St 3703 N Marion St Denver, CO 80205	2020	1	1,470	1/29/2021	\$665,000	\$665,000	\$452.38	--
	TOTAL / AVG	2018	7	9,657		\$3,741,222	\$633,526	\$424.66	5.04%

COMPARABLE SALE PROPERTIES MAP



AVERAGE SALE COMPARISON









DEMOGRAPHICS



202,413

Residents

3-Mile Radius



452,037

Residents

5-Mile Radius



36

Avg Age of Residents

3-Mile Radius



\$71,065

Median Household Income

3-Mile Radius



1.9

Avg Persons / Household

3-Mile Radius



1,697,382

Total Labor Force

Denver-Aurora-Lakewood, CO MSA



\$535,000

Median Home Value

Denver-Aurora-Lakewood, CO MSA



COMMUNITY PROFILE

Lawrence 5 is located in the historic Five Points neighborhood of Denver, steps from the iconic River North Art District (RiNo). Residents are within short walking or biking distance of downtown Denver’s premier amenities and conveniences, including galleries, restaurants, stores, bus and light rail stops, and sports and recreation facilities. Interstates 25 and 70 are within a five-minute drive of Lawrence 5, facilitating easy access to the major employment, entertainment, and recreation hubs throughout the metro area and region. Downtown Denver’s Central Business District and a myriad of dining and entertainment venues along Colfax Avenue are about 2.0 miles southwest of the property. Major employment and education centers are within two miles or less from the property, including the Uptown medical campuses and the Auraria Campus.

Residents can walk or bike to Denver’s world-class amenities, including the Auraria Campus, the Uptown medical campuses, City Park, sporting events, and the RiNo and Colfax Avenue entertainment districts.



DAILY CONVENIENCES

A sampling of nearby conveniences includes:



Hair and beauty salons, fitness centers, gas stations, auto repair shops and parts supply stores, insurance services, and medical clinics are also close by.



SHOPPING AND DINING

River North Art District (RiNo)

- Walkable art, shopping, dining, and entertainment district
- Patagonia, Three Week Kitchens, Hindman Denver, Modern Nomad, Homefill
- Blue Sparrow Coffee, Shake Shack, Bigsby's, Folly Craft Winery & Restaurant, Ironton Distillery & Craffhouse

16th Street Mall

- Mile-long, outdoor, pedestrian-friendly mall in Downtown Denver, connects to Commons Park and LoHi
- Target, Ross Dress for Less, T.J. Maxx, LOFT, H&M, Uniqlo, Office Depot
- Appaloosa Grill, Earls Kitchen + Bar, Otra Vez Cantina, Chipotle Mexican Grill, MAD Greens Salads

Denver Pavilions

- Over 40 stores and restaurants with Regal movie theater and indoor parking located at 16th Street Mall
- SEPHORA, francesca's, Scout & Molly's, The Colorado Christmas Store
- Hard Rock Café, Maggiano's Little Italy, 5280 Burger Bar, Rocky Mountain Chocolate Factory

Eateries

- British Bulldog
- Yazoo Barbeque Company
- Welton Street Café
- Hop Alley
- Rosenberg's
- The Walnut Room
- Dio Mio
- Denver Central Market
- Mister Oso



RECREATION / ENTERTAINMENT

Denver is a world-renowned outdoor recreational hub and offers a thriving arts and culture scene, from world-class museums to eclectic art districts. The RiNo district is a trendy and culturally rich district featuring colorful murals, art galleries, restaurants, breweries, and music venues housed in historic, refashioned industrial buildings. Colfax Avenue offers a buzzing nightlife scene, and the expansive Denver City Park is home to the Denver Zoo and features two lakes and a golf course.

- Five Points Jazz Fest
- Denver Botanic Gardens
- Ogden Theatre
- Landry’s Downtown Aquarium
- Colfax Nightlife District
- Fillmore Auditorium
- Colfax Museum
- Loveland Ski Resort



HEALTH CARE

Situated 1.5 miles from Lawrence 5, the Uptown medical campuses are home to the state-of-the-art medical facilities of St. Joseph Hospital, Presbyterian / St. Luke’s Medical Center, and Kaiser Permanente. Saint Joseph’s 100,000-square-foot pavilion with Class A office space opened last year.

Saint Joseph Hospital – Opened in 2014, this 375-bed acute care facility is the largest private teaching hospital in Denver and offers specialized care in oncology, obstetrics, and heart health.



HIGHER EDUCATION

Auraria Campus – Located in downtown Denver, the 150-acre campus is shared by three separate and distinct institutions of higher learning: Community College of Denver, Metropolitan State University of Denver, and University of Colorado Denver (CU Denver). The collective student population is approximately 38,000, and over 5,000 faculty and staff members are employed.



AIRPORT

Denver International Airport (DIA) – DIA is one of the world’s busiest hubs and facilitates non-stop service with all major carriers to over 200 destinations throughout North America, Latin America, Europe, and Asia.



CHERRY CREEK RIVER

DENVER, CO

Denver is the capital and most populous municipality of Colorado and is the seat of Denver County. The Denver downtown district is immediately east of the confluence of Cherry Creek and the South Platte River, approximately 12 miles east of the foothills of the Rocky Mountains. The Five Points community is situated immediately north of Denver's Central Business District and is one of the city's first residential suburbs, founded in the 1860s. The landmark community contains some of Denver's oldest homes and historic storefronts, and its' commercial district is renowned for hosting the world's premier African American jazz musicians. In modern times, the River North Arts District within Five Points is a thriving arts and entertainment district featuring an electric blend of creative businesses, art galleries, specialty shops, breweries, restaurants, and music venues.

#2 125 Best Places To Live

- *U.S. News & World Report,*
2020-21

The 10-county Denver-Aurora-Lakewood, CO metropolitan area is the 19th most-populous U.S. metro, and the broader 12-county Denver-Aurora, CO Combined Statistical Area has a population of more than 3.6 million residents. This bustling metropolis, one of the fastest-

growing in the U.S., is set against the backdrop of the Colorado Rocky Mountains and is widely recognized for its exceptional balance of a thriving economy, healthy lifestyle, and urban, as well natural, amenities.

Metro Denver has a Total Real Gross Domestic Product (GDP) of over \$202 billion, ranking its economy as the 18th-largest in the country. The metro area is home to nine Fortune 500 Headquarters and the region's economy is centralized around nine major clusters: aerospace, aviation, beverage production, bioscience, broadcasting and telecommunications, financial services, energy, health care, and information technology.

DENVER CITY

744,083

People

153.3

Square Miles

4,853.7

People / Square Mile

DENVER-AURORA-LAKEWOOD MSA

19th

Largest MSA in U.S.

3,008,640

People

8,344.9

Square Miles

360.5

People / Square Mile

DENVER COUNTY LARGEST EMPLOYERS

EMPLOYER	EMPLOYEES
Denver Public School District #1	13,051
City and County of Denver	11,695
State of CO Central Payroll	9,879
Denver Health & Hospital Authority	7,396
Deloitte Consulting LLP	7,314
United Airlines, Inc	6,744
CHC Payroll Agent, Inc. (HCA Health One)	4,698
University of Denver	4,241
USDA National Finance Center	3,904
University of Colorado Central	3,435

Sources: Greystone Research, U.S. Census Bureau, U.S. Bureau of Labor, Wikipedia, CoStar Analytics, Google Maps, Downtown Denver Partnership, Denver.org, Metro Denver Economic Development Corp., City of Denver, Denver Metro Association of Realtors, Mile High CRE, FRED

LAWRENCE 5

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