OFFERING MEMORANDUM

OPPORTUNITY ZONE REDEVELOPMENT OPPORTUNITY

LENDER OWNED; CONCEPT PLAN UNDER REVIEW BY CITY OF LAKEWOOD FOR 36-UNIT APARTMENT BUILDING

NORTHPEAK®
COMMERCIAL ADVISORS

1275 NEWLAND STREET

Lakewood, CO 80214

Price: $1,000,000

INVESTMENT ADVISORS

Joe Hornstein
Principal
720-939-2943
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Scott Fetter
Principal
720-470-3646
Scott@NorthPeakCRE.com

NORTHPEAK®
COMMERCIAL ADVISORS

NorthPeak Commercial Advisors
1720 S Bellaire St. Suite 701
Denver, CO 80222
720-738-1949 · NorthPeakCRE.com

PROPERTY SUMMARY

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EXECUTIVE SUMMARY

PROPERTY DETAILS

Address	**1275 Newland St.** Lakewood, CO 80214
Price	$1,000,000
Lots	1 & 2; Lakewood Block 27
Lot Size	23,651 SF (0.543 AC)
Flood Zone	Zone X
Property Type	Vacant Land/Infill Development Site
Zoning	MRU

PROPERTY HIGHLIGHTS

- Located in Federal Opportunity Zone
- MRU Zoning Designation allows for mixed commercial/residential uses
- Sale includes existing ALTA survey, previously approved plans for 14-unit town home project, previous construction budget, and a Feasibility Study completed in 2022
- Property is located two blocks from Lamar Light Rail Station
- Muller Architecture has confirmed there is no parking requirement due to proximity to light rail line, which should allow for 36 residential units with 22 parking spaces, based on current zoning code requirements

NEW 36-UNIT SITE PLAN PROPOSAL (UNDER REVIEW WITH CITY OF LAKEWOOD)

This project is a 36-unit multifamily apartment building located at 1275 Newland St., adjacent to the Lamar Station Light Rail Station in Lakewood, Colorado. The proposed apartment building will have 29,264 gross square feet over four stories. The wood-frame building will contain 22 tuck-under parking spaces, six ground level units, 12 units each on the second and third floors and six units on the fourth floor. The net rentable square feet comes in at 20,532 SF. The zoning for this lot is Mixed-Use - Residential - Urban (MRU) and the allowed uses includes multifamily use. As the lot borders a residential zone to the west, the proposed building honors the bulk plane limitations from the west property line. The proposed maximum height for the building is 40'. Parking requirements are waived on account of the proximity to Lamar Station per HB24-1304. Open space requirements are satisfied with 30% of site area devoted to non-building, non-parking and non-drive aisle amenities. EDM requirements for a 29,264 SF building are 29 points.

The proposed construction type is Type V-A and will be sprinklered throughout. The residential occupancy falls under the R-2 use and the parking area is considered an S-2 use. The required fire separation between R-2 and S-2 is 1-hour. The primary structural frame, interior and exterior bearing walls and floor and roof construction is 1-hour fire resistance rating.

Of the thirty six units, six will be one-bedroom units and the rest shall be 2-bedroom units.

CONCEPT PLAN

MULLER ARCHITECTURE

303-625-3356
rich@mullerarchitecture.com
www.mullerarchitecture.com

1275 NEWLAND STREET
LAKEWOOD, CO 80214

LAKEWOOD ZONING : M-R-U MIXED USE - RESIDENTIAL - URBAN
LOT SIZE : 0.55 ac. = 23,645 sf (combined lots)

FRONT SETBACK: 5' MIN, 25' MAX
SIDE SETBACK : 0'/5'
REAR SETBACK : 0'/5'

MAX HEIGHT ALLOWED : 60'
MAX HEIGHT PROPOSED : 40' (note: subject to 45 degree angle transition zone within 75' of residential zoning)

OPEN SPACE REQUIRED : 30% MINIMUM
OPEN SPACE PROVIDED : 7,049 sf / 23,645 sf = 30.0%

BUILDING FOOTPRINT : 9,372 sf

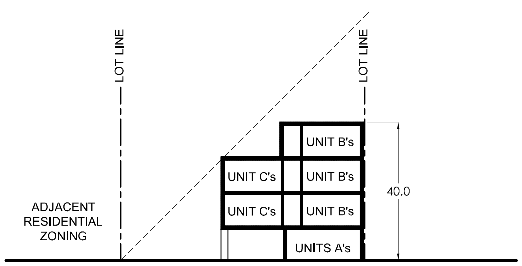
PROPOSED UNIT COUNT : 36 UNITS

PARKING REQUIRED : NONE PER HB24-1304
RESIDENT SPACES : 20 SPACES
VISITOR SPACES : 2 SPACES
PROPOSED TOTAL SPACES : 22 SPACES

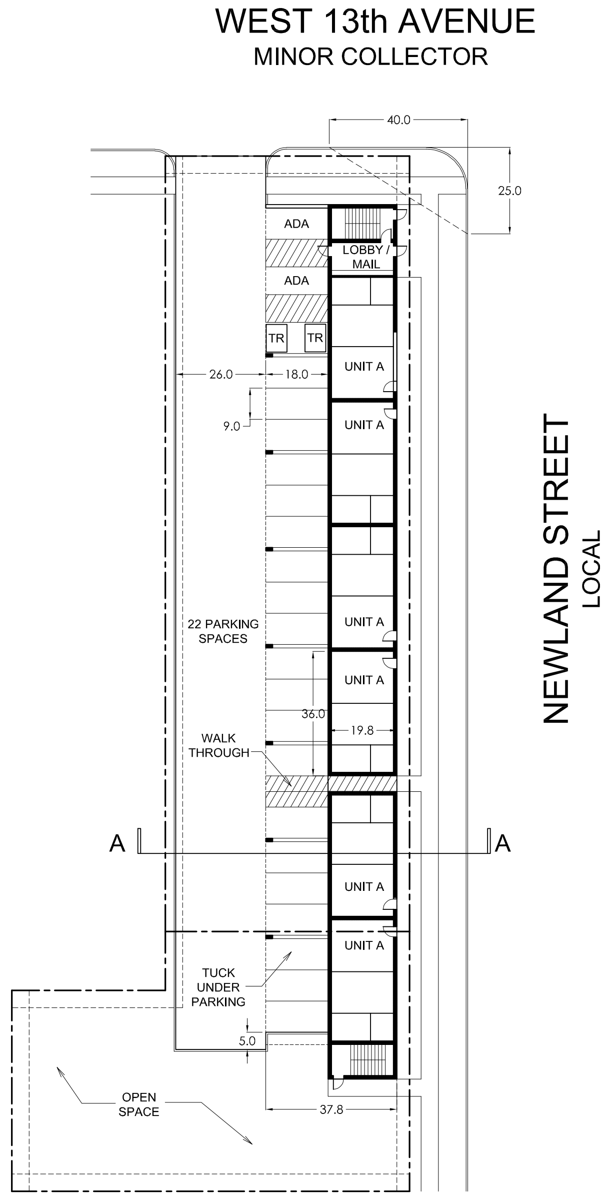
UNIT MIX

UNIT	BEDROOM	AREA (NET)	NUMBER
A	1	624 sf	6
B	2	544 sf	18
C	2	583 sf	12
TOTAL		20,532 sf	36 UNITS

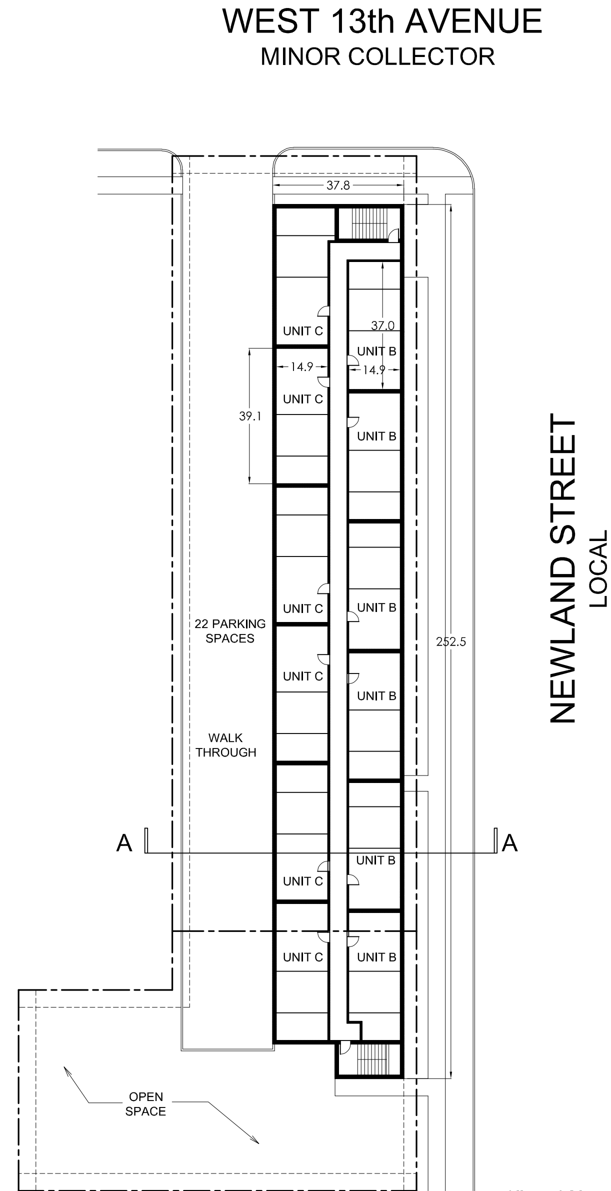
GROSS BUILDING AREA: 29,264 sf



BUILDING SECTION A-A



LEVEL 1



LEVELS 2, 3 & 4

1" = 40'

N

06 / 15 / 2026

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CONCEPT PLAN

NEWLAND APARTMENTS
1275 NEWLAND STREET
LAKEWOOD, CO 80214

SITE DATA

LAKEWOOD ZONE DISTRICT	M-R-U MIXED USE - RESIDENTIAL - URBAN
PROPOSED USE	MULTI-FAMILY APARTMENTS
PROJECT DATA	
TOTAL AREA OF PROPERTY	23,645 SF = 2.87 ACRES (COMBINED LOTS)
TOTAL DISTURBED AREA	102,394 SF = 0.55 ACRES
TOTAL BUILDING COVERAGE	9,372 SF
TOTAL PARKING/DRIVE COVERAGE	10,992 SF
TOTAL OPEN SPACE	7,093 SF
PLAZA SPACE	0 SF
EXISTING GROSS FLOOR AREA	0 SF
PROPOSED GROSS FLOOR AREA	29,264 SF
BUILDING HEIGHT	40'
ANY EXISTING BUILDINGS TO REMAIN	NO
TOTAL GFA TO BE DEMOLISHED	0 SF
TOTAL GFA FOR NEW CONSTRUCTION, ADDITIONS AND REMODELS	29,264 SF
REQUIRED BUILD-TO PERCENTAGE PER ZONING	50%
PROPERTY DIMENSIONS ALONG STREET FRONTAGES	
STREET NAME : WEST 13th	FRONTAGE DIMENSION : 70.5' LF
STREET NAME : NEWLAND STREET	FRONTAGE DIMENSION : 299' LF
PROPOSED NUMBER OF RESIDENTIAL UNITS	36 UNITS
PROPOSED DENSITY	65 DU/ACRE
PROPOSED NUMBER OF AFFORDABLE UNITS	0
PROPOSED NUMBER OF PARKING SPACES	22 SPACES
REQUIRED PARKING	0 SPACES
EXISTING BUILDING REQUIRED SPACES	0 SPACES
TOTAL REQUIRED PARKING SPACES	0 SPACES
PROPOSED NUMBER OF EVCS INSTALLED SPACES	2% MIN - 1 SPACE
PROPOSED NUMBER OF EVCS CAPABLE SPACES	18% MIN - 4 SPACES
PROPOSED ACCESSIBLE EV SPACES	1
SHORT TERM BICYCLE SPACES	3 (1 SPACE PER 10 UNITS)
LONG TERM BICYCLE SPACES	18 (1 SPACES PER 2 UNITS)
ACCESSIBLE SPACES REQUIRED	1 (2 PROVIDED)

SUSTAINABILITY DESIGN

BUILDING TYPE	PROPOSED GFA	EST. FEE IN LIEU
MULTIFAMILY	29,264 SF	$4,000/POINT

ENHANCED DEVELOPMENT MENU

REQUIRED POINTS FOR 28,500 SF BUILDING	29 POINTS
FEE-IN-LIEU	$4,000 PER REQUIRED POINT = $116,000

Enhanced Development Menu Summary Table
(Place on Site Plan cover sheet. Delete any unused items)

	Menu item	Points possible	Points proposed	Sheet in Plan Set	Notes (item details, deferred submittals, etc.)
1	Green Building Certification	75 – 100%			
2	Energy efficient outdoor lighting	2	2		
3	Renewable electricity production – on-site	20 – 38			
4	Renewable electricity production – off-site CSG	10 – 28			
5	On-site renewable energy systems and design	10 – 28			
6	Building Electrification	50%	15		
7	Hydrozones	2	2		
8	Water budgeting	2 – 6	3		
9	Pollinator-friendly landscaping	2 – 10	2		
10	Water Quality	5	5		
11	Recycling and composting enclosures	5			
12	Recycling and composting services	10			
13	Deconstruction	3 – 12			
14	Urban heat island reduction	5 – 20			
15	Low-Carbon Concrete	5			
16	Reclaimed/ recycled materials	5			
17	Adaptive Reuse	10 – 15			
18	Multimodal assessment – Residential	2			
19	Multimodal assessment – Non-Residential	2			
20	Bike amenities	2 – 5			
21	Public EV charging infrastructure*	5 – 30			
22	Above-code EV charging infrastructure*	5 – 30			
23	Enhanced Streetscapes	5 – 40			
24	Social connection amenities	2 – 20			
25	Public art	2 – 25			
26	Adaptability / Universal Design	5			
27	On-site food production	15			
28	Open Option	2 – 150			

Rev. Jul 2022 4

PROPERTY DATA

NUMBER OF EXISTING LOTS/PARCELS	2
TOTAL PROPOSED NUMBER OF LOTS	1
EXISTING EASEMENTS TO BE VACATED	YES
ARE ALL EXISTING LOTS OWNED BY THE SAME PERSON/ENTITY	YES
WILL CURRENT OWNERSHIP CHANGE PRIOR TO PLAT/SITE PLAN APPROVAL	NO

ENGINEERING

PERMANENT WATER QUALITY METHOD PROPOSED	GRASSED BUFFERS & GRASSED SWALES
ESTIMATED DETENTION VOLUME REQUIRED	

NO DETENTION PROPOSED, NOT REQUIRED (SITE UNDER 1 ACRE).

WEST METRO FIRE

PROPOSED BUILDING CONSTRUCTION TYPE	V-A
PROPOSED BUILDING AREA	29,264 SF
PROPOSED BUILDING HEIGHT	40'
PROPOSED NUMBER OF STORIES	4
FIRE LANE WIDTH PROVIDED	24' / 26'
MAXIMUM HOSE PULL DISTANCE	200'
FIRE FLOW REQUIRED	1,625 GPM
NUMBER OF HYDRANTS PROPOSED 1 REQUIRED 1	EXISTING 2
MULTIPLE POINTS OF ACCESS REQUIRED	YES
TURNAROUND REQUIRED	NO

LAKEWOOD UTILITIES

WILL THERE BE A COMMERCIAL KITCHEN	NO
WILL PETS BE WASHED ON SITE	NO
WILL VEHICLES BE SERVICED ON SITE	NO
WILL FOOD BE PREPARED AND/OR SERVED AT THE SITE	NO
WILL ANY CHEMICALS, SUCH AS HAIR DYE, BE USED AT THE SITE	NO
WILL THERE BE A PARKING GARAGE AT THE SITE	YES (SURFACE LOT)
WILL THERE BE A SWIMMING POOL AT THE SITE	NO

PARKLAND DEDICATION

WARD :	2
PROJECT TYPE :	MULTIFAMILY ATTACHED
EXISTING NUMBER OF RESIDENTIAL UNITS :	0 UNITS
PROPOSED NUMBER OF RESIDENTIAL UNITS :	36 UNITS
ESTIMATED POPULATION :	60 PERSONS
ESTIMATED PARKLAND DEDICATION REQUIRED :	0.33 ACRES OR $142,800 FEE-IN-LIEU

ZONING INFORMATION

ZONING :	M-R-U MIXED USE - RESIDENTIAL - URBAN
SETBACKS :	FRONT : 5' measure from back of sidewalk along ROW. SIDE : 0/5' REAR : 0/5'
HEIGHT :	MINIMUM : NONE MAXIMUM : 60' HEIGHT TRANSITIONS ADJ TO RESIDENTIAL : 45° BULK PLANE FROM SIDE YARD
OPEN SPACE :	30%, 7,093 SF/23,645 SF = 30%
BUILD-TO-ZONE :	50% REQUIRED, 83% PROVIDED

PROJECT TEAM

CLIENT/OWNER and Primary Contact
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(303) 502-5302

DESCRIPTION

This project is a 36-unit multi-family apartment building located at 1275 Newland Street adjacent to the Lamar Station Light Rail Station in Lakewood, Colorado. The proposed apartment building will have 29,264 gross square feet over four stories. The wood-frame building will contain 22 tuck-under parking spaces, six ground level units, 12 units each on the second and third floors and six units on the fourth floor. The net rentable square feet comes in at 20,532 sf. The zoning for this lot is M-R-U - Mixed Use - Residential - Urban and the allowed uses includes Multifamily use. As the lot borders a residential zone to the west, the proposed building honors the bulk plane limitations from the west property line. The proposed maximum height for the building is 40'. Parking requirements are waived on account of the proximity to Lamar Station per HB24-1304. Open space requirements are satisfied with 30% of site area devoted to non-building, non-parking and non-drive aisle amenities. EDM requirements for a 29,264 sf building are 29 points.

The proposed construction type is Type V-A and will be sprinklered throughout. The residential occupancy falls under the R-2 use and the parking area is considered an S-2 use. The required fire separation between R-2 and S-2 is 1-hour. The primary structural frame, interior and exterior bearing walls and floor and roof construction is 1-hour fire resistance rating.

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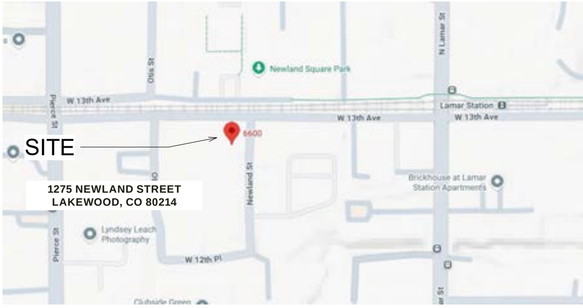

VICINITY MAP
N.T.S.

MULLER ARCHITECTURE

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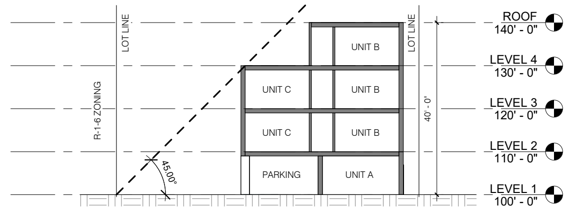
CONCEPT PLAN

NEWLAND APARTMENTS
1275 NEWLAND STREET
LAKEWOOD, COLORADO 80214

CODE ANALYSIS

OCCUPANCY :	R-2, RESIDENTIAL
BUILDING AREA :	29,264 SF
CONSTRUCTION TYPE :	TYPE V-A, SPRINKLERED
ALLOWABLE BUILDING HEIGHT:	70' (SPRINKLERED)
ALLOWABLE NUMBER OF STORIES :	4
MAXIMUM BUILDING AREA:	48,000 SF
FIRE-RESISTANCE RATING	
PRIMARY STRUCTURAL FRAME :	1 HOUR
BEARING WALLS, INT./EXT. :	1 HOUR
ROOF CONSTRUCTION :	1 HOUR
OCCUPANT LOAD :	RESIDENTIAL, 136 OCCUPANTS @ 200 GROSS

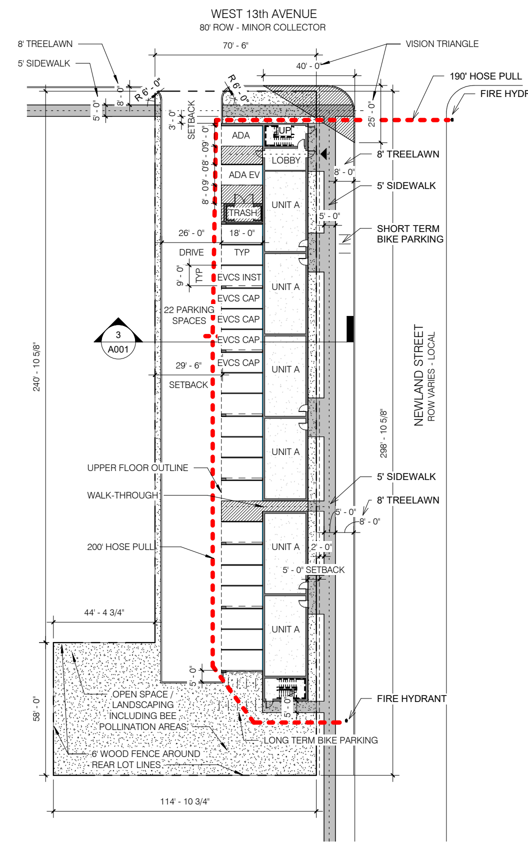
2 Existing Conditions
1" = 40'-0"
0' 40' 100' 200'



3 BUILDING SECTION
1/16" = 1'-0"
0 8' 16' 32'

SITE PLAN LEGEND

	ACCESSIBLE ROUTE		FIRE HYDRANT
	LOT LINES		ENTRANCE
	SETBACKS / EASEMENTS		SITE TRIANGLE
	HOSE PULL		OPEN SPACE



1 Site Plan
1" = 30'-0"
0' 30' 75' 150'

CONCEPT PLAN

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CONCEPT PLAN

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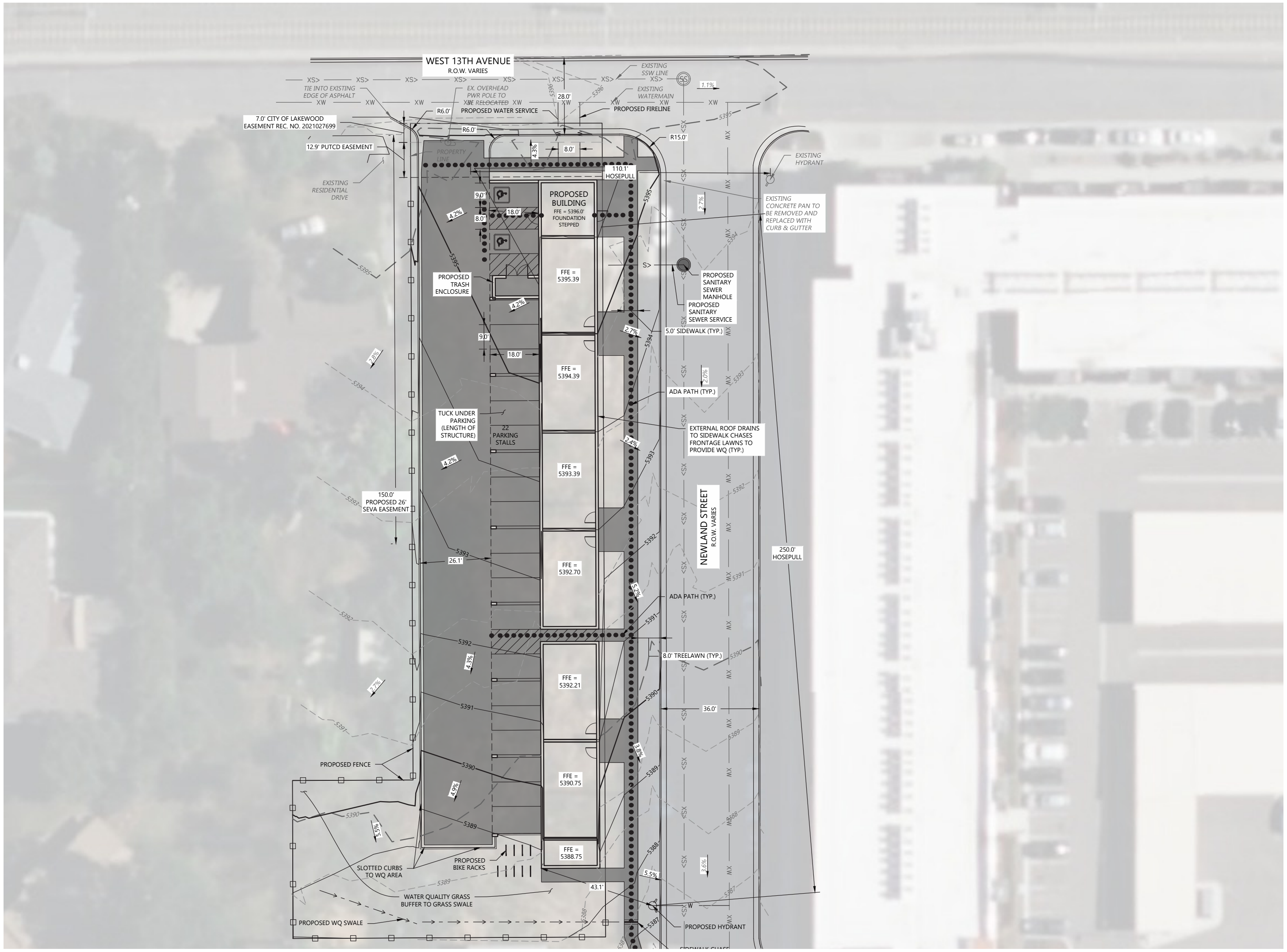
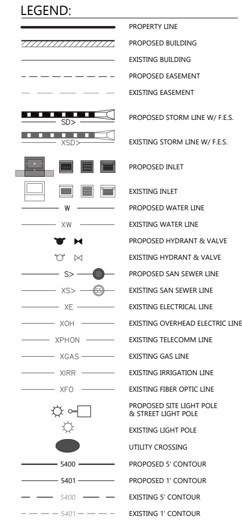
1275 NEWLAND STREET
LAKEWOOD, COLORADO 80214





NOTES:

1. CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS SHOWN ON THESE PLANS AND FIELD CONDITIONS.
2. ALL PIPE LENGTHS AND STATIONS ARE TO CENTER OF STRUCTURE, ACTUAL FIELD LENGTHS MAY VARY.
3. CONTRACTOR SHALL COORDINATE SPLASHBLOCK (OR ALTERNATIVE) WITH ARCHITECT FOR DOWNSPOUT LOCATIONS. THE DISCHARGE CONDITION SHALL MEET GEOTECHNICAL REQUIREMENTS.
4. MINIMUM CLEARANCE OF EIGHTEEN INCHES (18") IS REQUIRED WHEN A STORM SEWER CROSSES A WATER OR SANITARY MAIN. MINIMUM CLEARANCE OF TWENTY-FOUR INCHES (24") IS REQUIRED WHENEVER A WATER MAIN CROSSES OVER A SANITARY SEWER.
5. ALL SANITARY SERVICES ARE PRIVATE.
6. WATER SERVICE DOWNSTREAM OF THE WATER METER IS PRIVATE.

PROPERTY SURVEY

MULLER ARCHITECTURE

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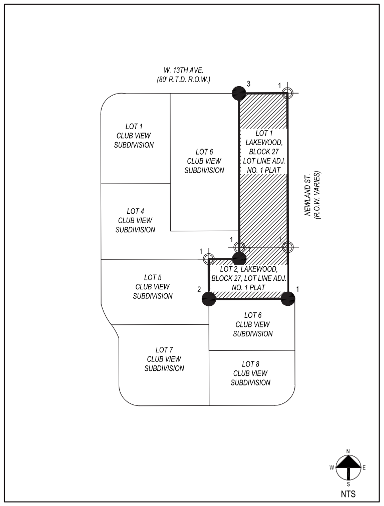
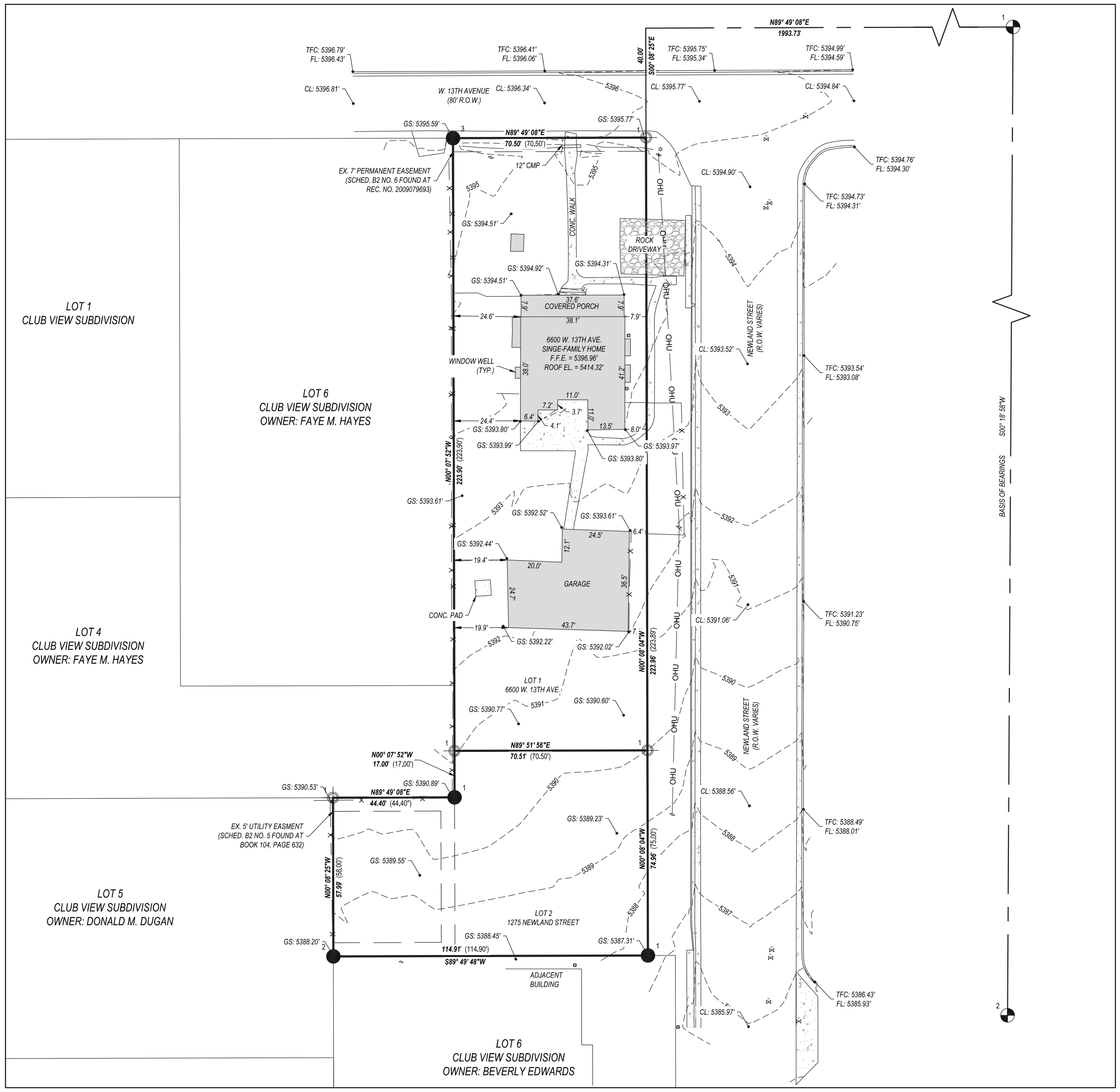
1275 NEWLAND STREET

ALTA/NSPS LAND TITLE SURVEY

LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 69 WEST OF THE 6TH P.M.
LOTS 1-2, BLOCK 27, LAKEWOOD, LOT LINE ADJUSTMENT NO. 1 PLAT SUBDIVISION, CITY OF LAKEWOOD, COUNTY OF JEFFERSON, STATE OF COLORADO.

BLOCK DIAGRAM:





VICINITY MAP:

LEGEND:

- ADJACENT PROPERTY LINE
- PROPERTY LINE
- ELECTRIC METER
- FENCE
- SIGN
- UTILITY POLE
- EXISTING CONTOUR
- EXISTING CONCRETE
- GROUND SHOT
- WATER VALVE
- WATER METER
- CENTER CORNER SEC. 1 3.25" ALUM. CAP IN RANGE BOX (L.S. 19591)
- NORTH 1/4 CORNER SEC. 1 3.25" ALUM. CAP IN RANGE BOX (L.S. 24957)
- SET #5 REBAR WITH 1-½" ORANGE PLASTIC CAP STAMPED "ALS PLS 37969"
- FOUND NO. 4 REBAR WITH NO CAP
- FOUND NO. 5 REBAR WITH NO CAP
- FOUND NO. 5 REBAR WITH 2" ALUMINUM CAP (L.S. 16837)

SHEET 1 OF 2

DATE: 06.22.2017
JOB NO: 17-115

ALTITUDE LAND CONSULTANTS
CIVIL | SURVEY | PLANNING | LANDSCAPE
3461 Ringsby Ct, Suite 125
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LOCATION OVERVIEW

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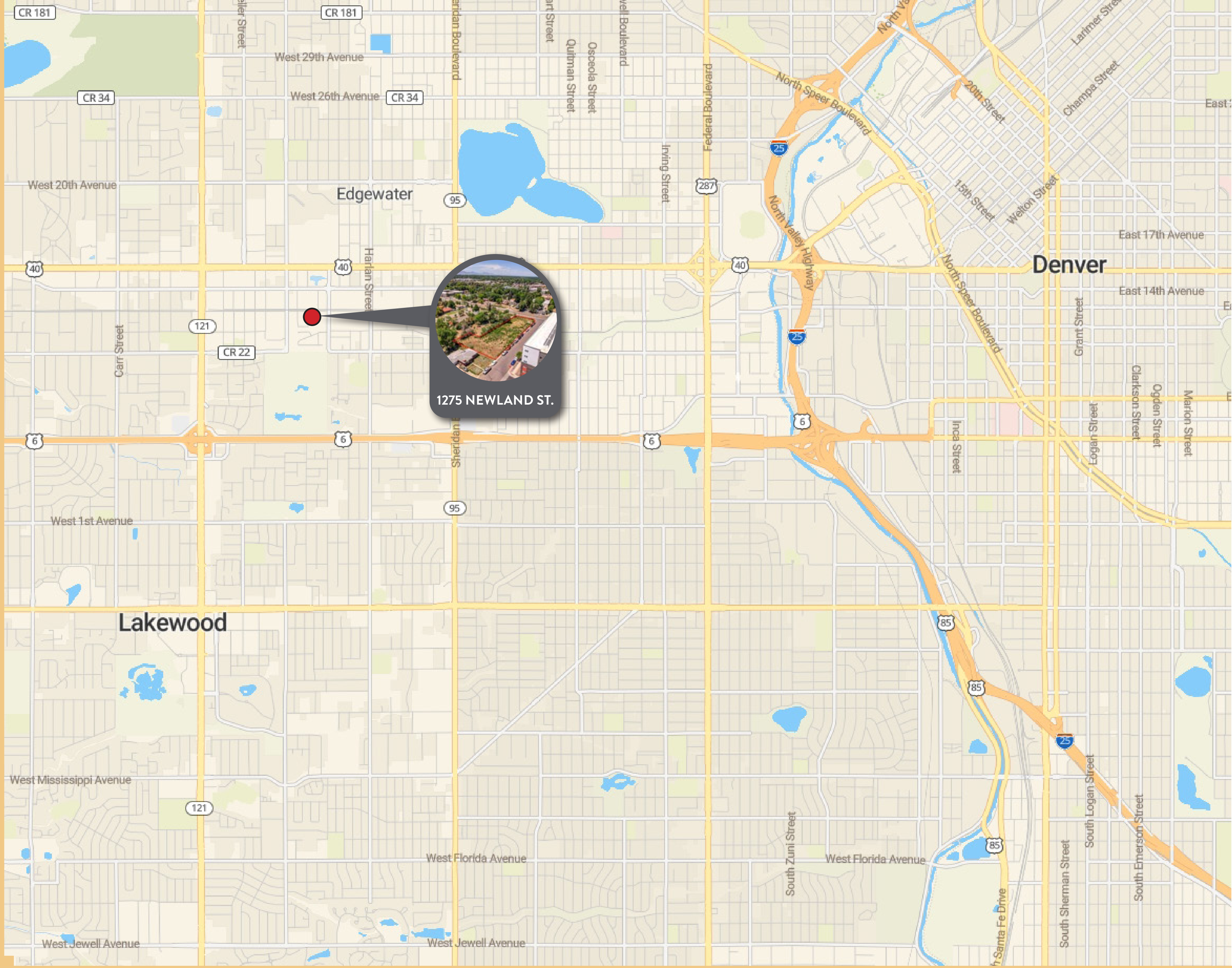
REGIONAL MAP



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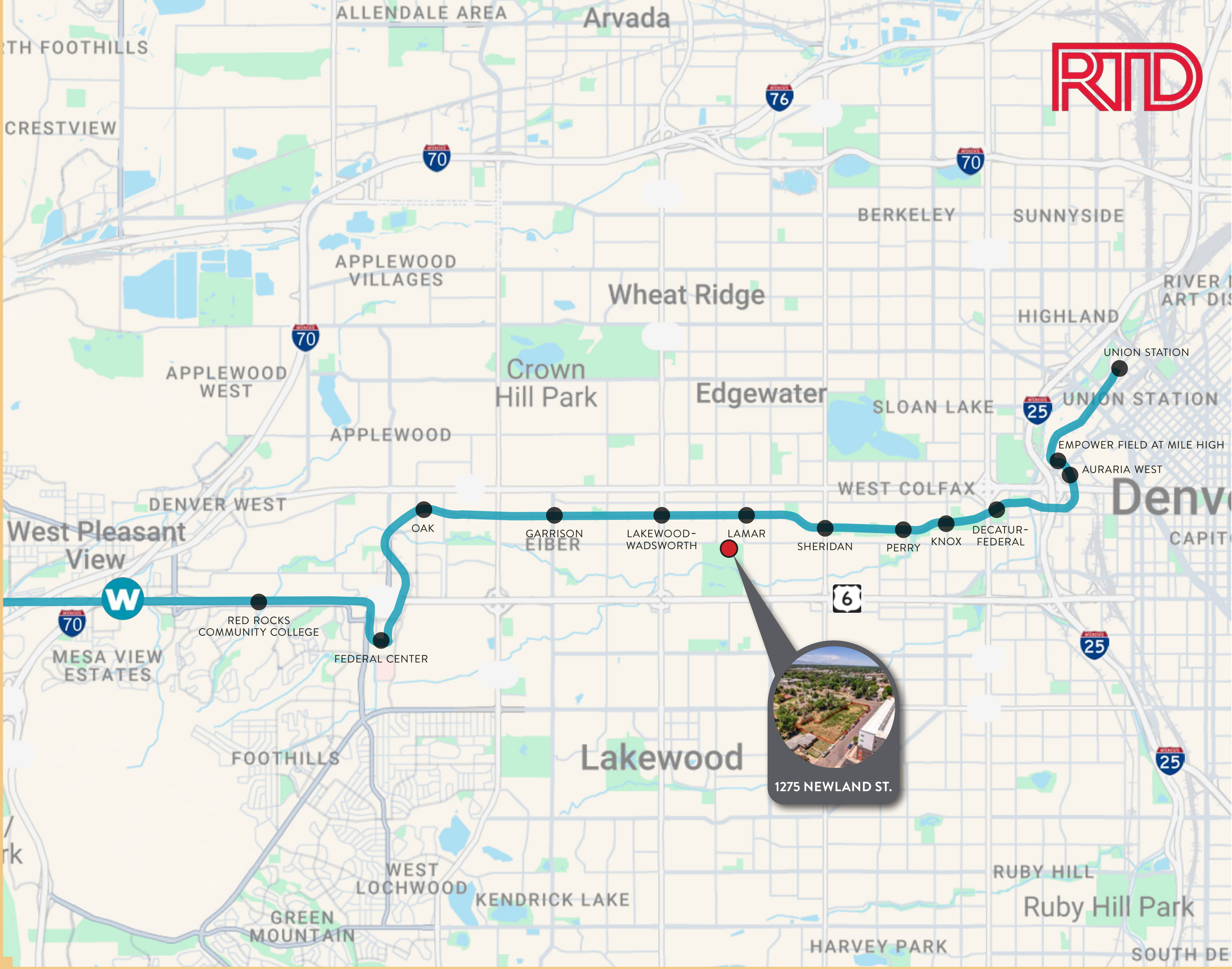
RTD MAP


RTD
UNION STATION
EMPOWER FIELD AT MILE HIGH
AURARIA WEST
DECATUR-FEDERAL
KNOX
PERRY
SHERIDAN
LAMAR
LAKEWOOD-WADSWORTH
GARRISON
OAK
FEDERAL CENTER
RED ROCKS COMMUNITY COLLEGE
W
1275 NEWLAND ST.
ALLENDALE AREA
Arvada
NORTH FOOTHILLS
CRESTVIEW
BERKELEY
SUNNYSIDE
APPLEWOOD VILLAGES
Wheat Ridge
HIGHLAND
APPLEWOOD WEST
Crown Hill Park
Edgewater
SLOAN LAKE
UNION STATION
APPLEWOOD
WEST COLFAX
DENVER WEST
West Pleasant View
EIBER
MESA VIEW ESTATES
FOOTHILLS
Lakewood
WEST LOCHWOOD
KENDRICK LAKE
GREEN MOUNTAIN
HARVEY PARK
RUBY HILL
Ruby Hill Park
70
76
25
6

RETAIL MAP

SLOANS LAKE
Edgewater
EDGEWOOD
Sloan's Lake Park
Mountain Park & Dog Park
Paco Sanchez Park
Lakewood / Dry Gulch Park
VILLA PARK
1275 NEWLAND ST.

FEDERAL OPPORTUNITY ZONE

The newly enacted federal Opportunity Zone (OZ) program provides a federal tax incentive for investors to invest in low-income urban and rural communities through favorable treatment of reinvested capital gains and forgiveness of tax on new capital gains.

The Opportunity Fund creates an additional incentive to invest in communities by deferring and possibly eliminating the capital gain tax on long-term investments.

Some investors have a social investment drive– they want their capital to improve communities they know and love. Volatility in the stock-market has many investors sitting on unrealized capital gains; they can transfer these into Opportunity Funds putting the full value of the capital gain to work.

Benefits of an Opportunity Zone Investment

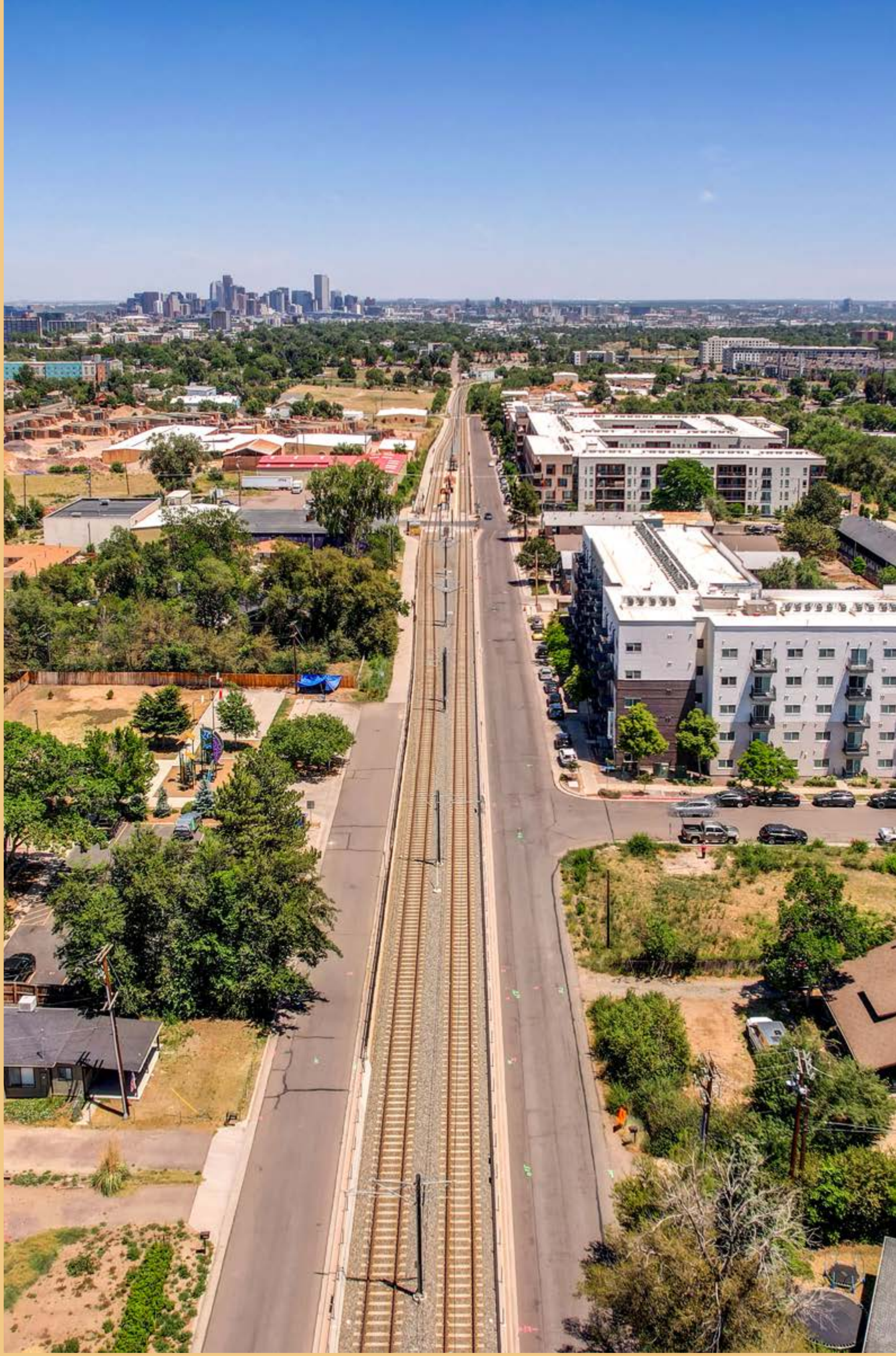
1. **Deferral –** No up-front tax bill on the rolled-over capital gain and investors can defer their original tax bill until the earlier of a) December 31, 2026 or b) the sale of the Opportunity Zone investment

2. Reduction of tax on the rolled-over capital gain investment for long-term holding

    - A 5 year holding increases the rolled-over capital gains basis by 10%

    - A 7 year holding increases the rolled-over capital gains basis by 5% for a total of 15%

3. **Tax-free Appreciation -** If an Opportunity Fund investment is held for ten years, the taxpayer pays no capital gains tax on appreciation



40 WEST ARTLINE

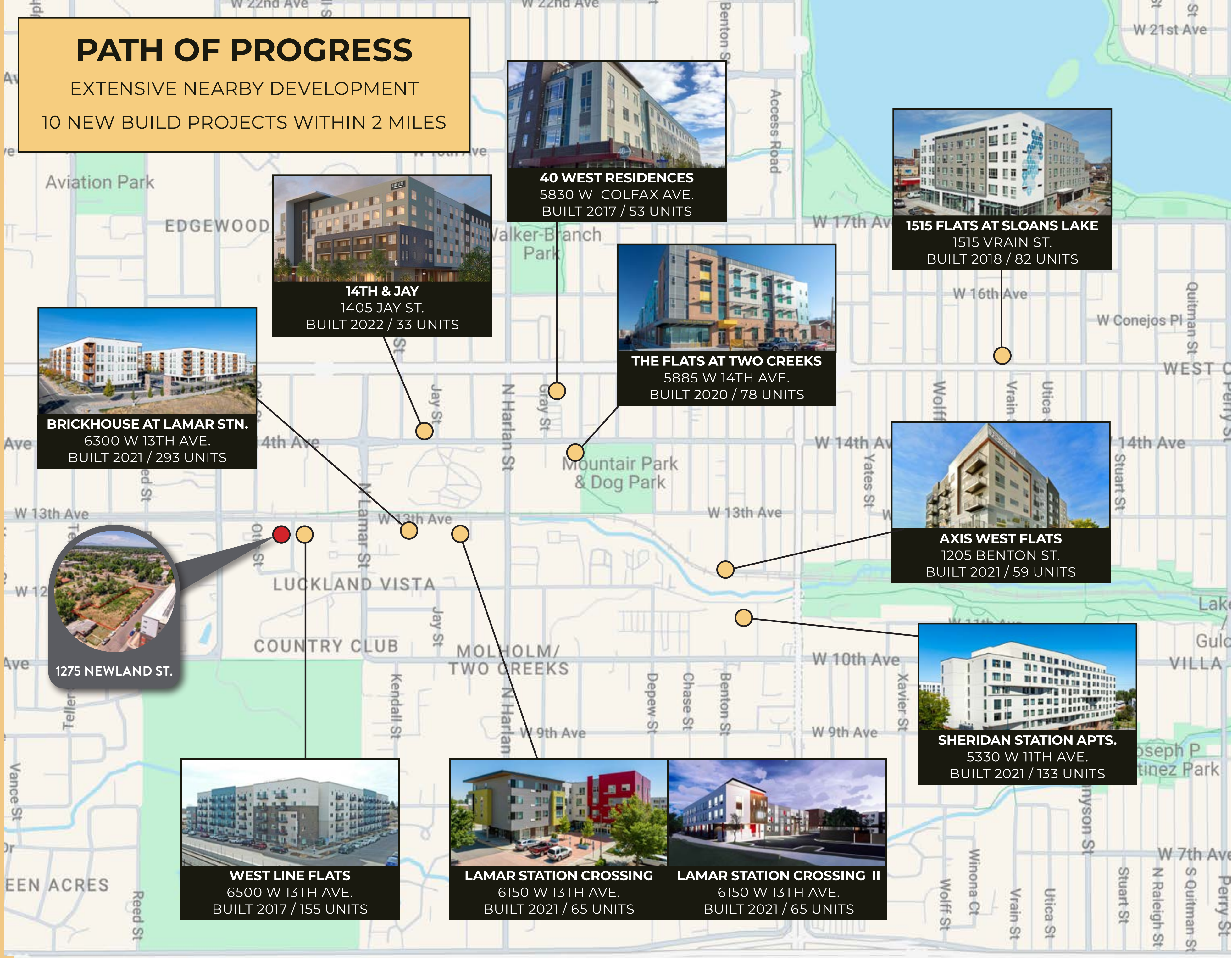
The 40 West ArtLine is a 4-mile walking and biking arts experience. This free outdoor gallery experience follows sidewalks, bike and park paths, and local streets and can be visited in sections or in its entirety.

No matter how you arrive, there are many ways to experience the ArtLine! Whether you live in an adjacent neighborhood, or you take the A Line to the W Line to the ArtLine....just look for the green line and meander along it, enjoying all the public art, creative businesses, and local character along the way. If you need more inspiration or guidance, or the specific route information, visit www.40westartline.org

PATH OF PROGRESS

EXTENSIVE NEARBY DEVELOPMENT

10 NEW BUILD PROJECTS WITHIN 2 MILES



LAKEWOOD

Encompassing approximately 44 square miles in Jefferson County, Lakewood sits between the Rocky Mountains and the heart of Denver. As the 5th largest city in Colorado by population, Lakewood is a key component of the 7 county Denver-Aurora-Lakewood Metropolitan Statistical Area. Surrounded by several major universities and research facilities, including the world renowned Colorado School of Mines, Lakewood has one of the most highly educated workforces in the country with 36% of residents holding a bachelor's degree or higher. The city has dedicated more than 7,100 acres to parks and open space, with approximately 200 miles of hiking and biking trails.

Lakewood has also become a hotbed for employment in the aerospace, financial services, technology firms and government sectors with corporations such as 1stBank, The Integer Group, and HomeAdvisor holding large employment centers in Lakewood. Government is Lakewood's most dense employment sector, largely due to the presence of the Denver Federal Center. Home to employees from 26 different Federal agencies, Lakewood boasts the largest concentration of federal agencies outside of Washington D.C. The city also hosts employment concentrations in the mining/oil and gas/ energy related, medical device manufacturing, and renewable energy sectors. Recently, Denver's RTD program has made a concerted effort to bring light rail to Denver's west suburbs.

Lakewood has become the beneficiary of the RTD W Line which opened in 2013, giving significant boost to local business and commuters living in the city.

COMPARABLE SALES

NORTHPEAK®
COMMERCIAL ADVISORS

COMPARABLE SALES

SUBJECT PROPERTY 1275 Newland St., Lakewood, CO	
Sale Date	JUST LISTED
List Price	$1,000,000
Land Area (SF)	23,651 SF
Land Area (AC)	0.543 AC
Price/SF	$42.28
Zoning	MRU

5701 W Colfax Ave. Lakewood, CO 80214	#1
Sale Date	7/26/23
Sale Price	$2,425,000
Land Area (SF)	32,234 SF
Land Area (AC)	0.74 AC
Price/SF	$75.23
Zoning	MGU

1401 Harlan St. Lakewood, CO 80214	#3
Sale Date	5/11/22
Sale Price	$1,200,000
Land Area (SF)	21,637 SF
Land Area (AC)	0.50 AC
Price/SF	$55.46
Zoning	MNU

9400 W Colfax Ave. Denver, CO 80215	#2
Sale Date	12/28/21
Sale Price	$1,700,000
Land Area (SF)	43,599 SF
Land Area (AC)	1.00 AC
Price/SF	$38.99
Zoning	MGU

1224 Wadsworth Blvd. Lakewood, CO 80214	#4
Sale Date	8/24/21
Sale Price	$774,175
Land Area (SF)	18,334 SF
Land Area (AC)	0.42 AC
Price/SF	$42.23
Zoning	N/A

1230 Wadsworth Blvd. Lakewood, CO 80214	#5
Sale Date	8/31/21
Sale Price	N/A
Land Area (SF)	18,334 SF
Land Area (AC)	0.42 AC
Price/SF	N/A
Zoning	MRT

1340 Upham St. Lakewood, CO 80214	#6
Sale Date	ACTIVE LISTING
List Price	$1,150,000
Land Area (SF)	16,553 SF
Land Area (AC)	0.38 AC
Price/SF	$69.47
Zoning	MRU

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 1275 Newland St., Lakewood, CO 80214 (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 in 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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