



# WOODSTREAM FALLS CONDOMINIUMS

9700 E. ILIFF AVE  
DENVER, CO 80231

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# Property Summary



## OFFERING SUMMARY

|                     |             |
|---------------------|-------------|
| Sale Price:         | \$5,195,000 |
| # Of Units:         | 30          |
| Pro-Forma Cap Rate: | 7.2%        |
| Current Cap Rate:   | 6.6%        |
| Pro-Forma NOI:      | \$376,086   |
| Current NOI:        | \$347,286   |
| Renovations:        | 2014-2019   |
| Market:             | Denver      |

## PROPERTY OVERVIEW

Incredible opportunity to acquire a low risk asset with superior location in SE Denver. Current occupancy is 100% and consists of affordable housing of which the majority of rent is paid via mail by the government.

**Please sign & email the attached NDA to [bill.reilly@svn.com](mailto:bill.reilly@svn.com) for additional property information.**

## PROPERTY HIGHLIGHTS

- Woodstream Falls has a Total of 470 Units.
- Pro-Forma is based on self-management vs. outsourced management
- HOA covers expenses including; taxes, insurance, landscape, snow, water, electricity, HVAC, and trash.
- Low hours monthly spent managing units.
- Available on-site parking deeded to each unit.
- Card access to Swimming Pool, Fitness Center, and Clubhouse.
- New Roofs 2014-2015.
- Newly Painted & Finished Exterior 2019



# Property Photos



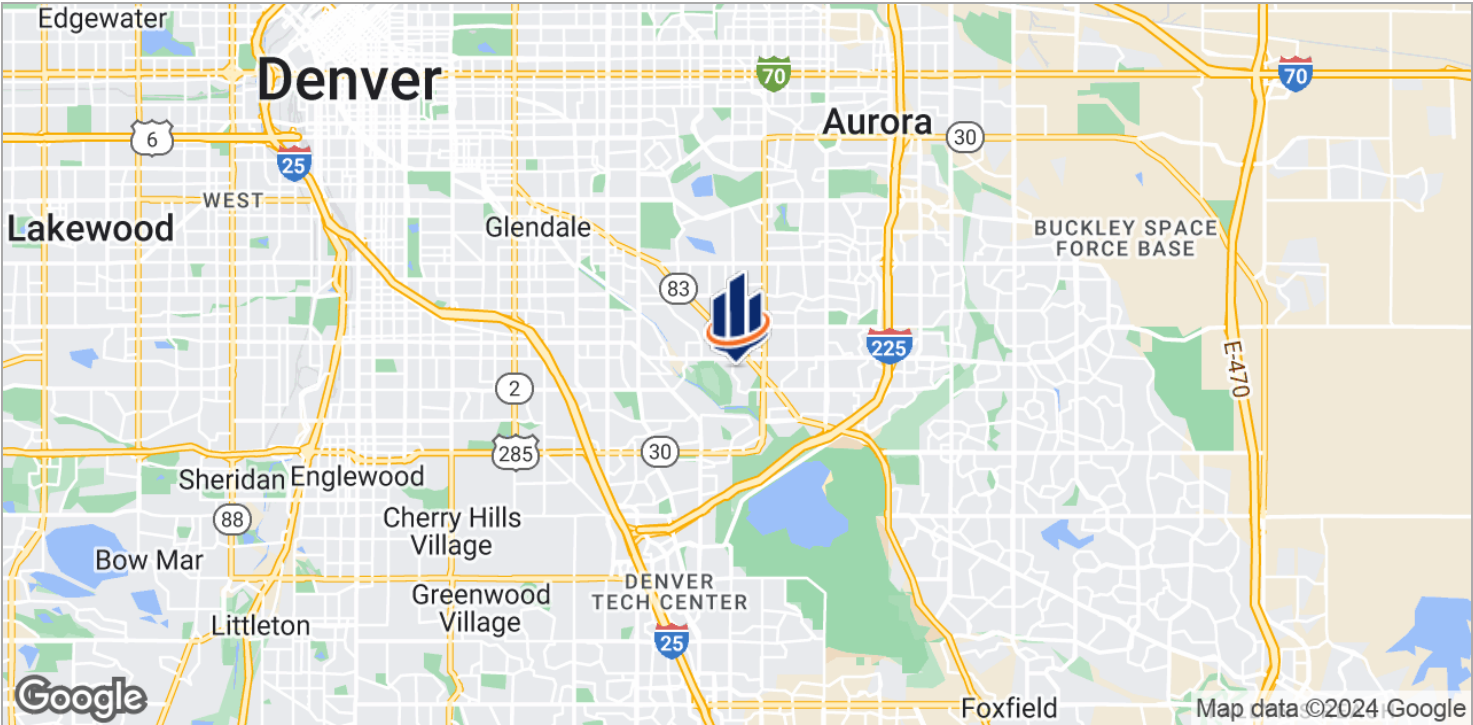
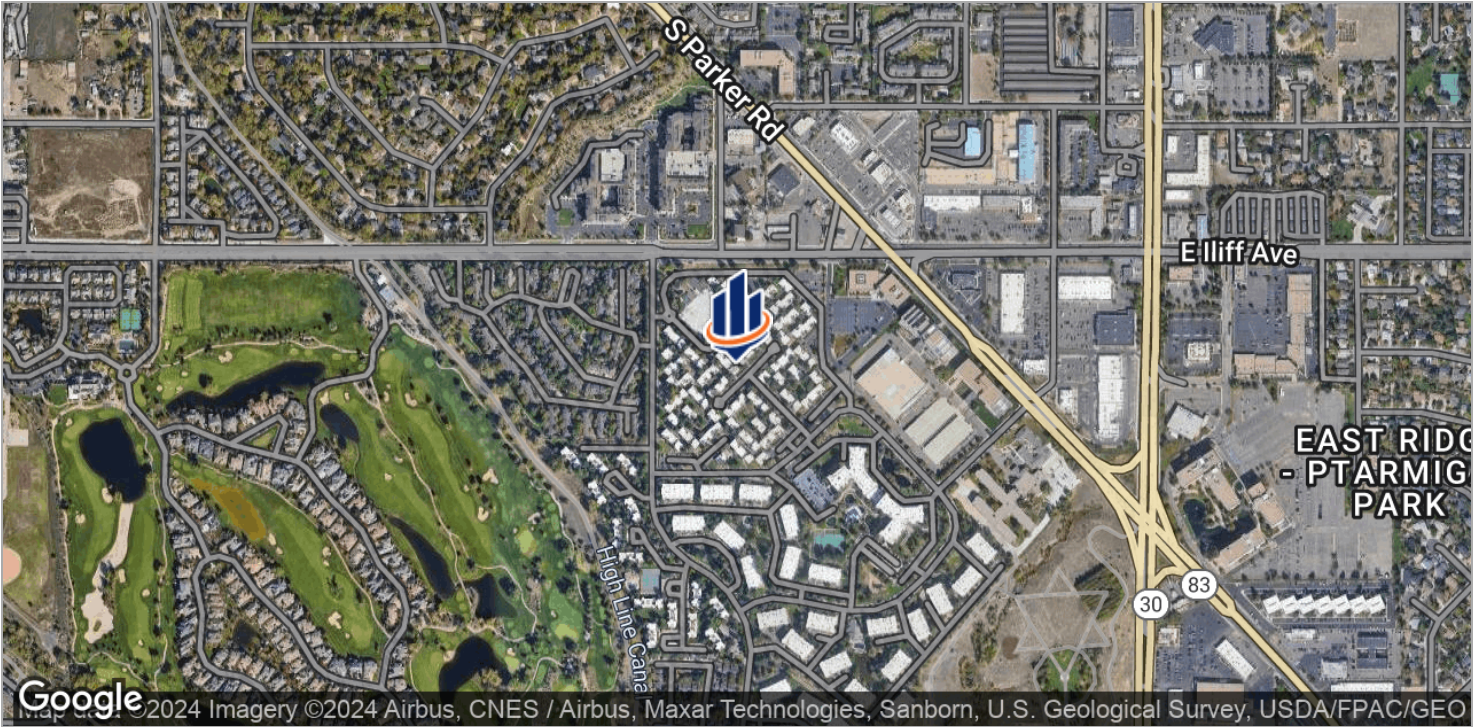


# Map Of Condominiums





# Location Maps



## **NONDISCLOSURE AGREEMENT**

THIS NONDISCLOSURE AGREEMENT (this "Agreement") is made and entered in to as of \_\_\_\_\_ by **SVN DENVER COMMERCIAL LLC dba SVN DENVER**, whose principal office of business is 2032 Lowe St, Fort Collins Colorado 80525 ("**Recipient**") in favor of \_\_\_\_\_, whose principal office of business is \_\_\_\_\_, Colorado \_\_\_\_\_, and its affiliates and subsidiaries (collectively, "**Company**")

1. **Purpose.** Company and Recipient wish to explore a business opportunity of mutual interest and in connection with this opportunity, Company may disclose certain confidential technical and business related information which the parties desire to treat as confidential.
2. **"Confidential Information"**. Means any information disclosed to Recipient by Company either directly or indirectly in writing, orally or by inspection of tangible objects. Confidential Information shall not, however, include any information which Recipient can establish (i) was publicly known and made generally available in the public domain prior to the time of disclosure; or (ii) becomes publicly known and made generally available after disclosure through no action or interaction by Recipient.
3. **Non-use and Non-disclosure.** Recipient agrees not to use any Confidential Information for any purpose except to evaluate and engage in discussions concerning a potential business relationship between Recipient and Company. Recipient agrees not to disclose any Confidential Information to third parties or to Recipient's employees, except to those employees concerning the contemplated business relationship provided that such employees shall be informed by the Recipient of the confidential nature of the Confidential Information.
4. **Maintenance of Confidentiality.** Recipient agrees that it shall take all reasonable measures to protect the security of and avoid disclosure and unauthorized use of the Confidential Information. Without limiting the foregoing, Recipient shall take at least those measures that it takes to protect its own most highly confidential information. Recipient shall not make any copies of Confidential Information unless the same are previously approved in writing by Company. Recipient shall immediately notify Company in the event of any unauthorized use or disclosure of the Confidential Information.
5. **No Obligation.** Nothing herein shall obligate Company or Recipient to proceed with any transaction between them, and each party reserves the right, in its sole discretion, to terminate the discussions completed by this Agreement concerning the business opportunity.
6. **Return of Materials.** All documents and other tangible objects containing or representing Confidential Information and all copies thereof which are in the possession of Recipient shall be and remain the property of Company and shall be promptly returned to Company upon request.
7. **No License.** Nothing in this Agreement is intended to grant any rights to Recipient, nor shall this Agreement grant Recipient any rights in or to Confidential Information except as expressly set forth herein.
8. **Term.** This Agreement shall survive until such earlier time as (i) all Confidential Information disclosed hereunder becomes publicly known and/or made generally available through no action or inaction of Recipient or (ii) three (3) years after the date this Agreement is executed by the parties.



9. **Remedies.** Recipient agrees that any violation or threatened violation of this Agreement with cause irreparable injury to Company, entitling Company to obtain injunctive relief in addition to all legal remedies.

10. **Miscellaneous.**

- a. This Agreement shall bind and inure to the benefit of the parties hereto and their successors and assigns. This Agreement shall be governed by the laws of the State of Colorado, without reference to conflict of laws principles. This document contains the entire agreement between the parties with respect to the subject matter hereof. Any failure to enforce any provision of this Agreement shall not constitute a waiver thereof or of any other provision hereof. This Agreement may not be amended, nor any obligation waived, except by a writing signed by Company.
- b. Recipient acknowledges that it is aware (and that its representatives who are apprised of this matter have been or will be advised) that \_\_\_\_\_, is a public company and that the United States securities laws restrict persons with material non-public information about a company obtained directly or indirectly from that company from purchasing or selling securities of any such company, or from communicating such information to any other person under circumstances in which it is reasonably foreseeable that such person is likely to purchase or sell such securities.
- c. It is understood and agreed that no filature or delay by Company in exercising any right, power or privilege hereunder shall operate as a waiver thereof, nor shall any single or partial exercise thereof preclude any other or further exercise thereof or the exercise of any right, power or privilege hereunder.
- d. The invalidity or unenforceability of any provision of this Agreement shall not affect the validity or enforceability of any other provisions of this Agreement, which shall remain in full force and effect.
- e. This Agreement may be executed via facsimile transmission and/or emailed image files, and may be executed in counterparts, each of which shall be deemed an original, but all of which, taken together, shall constitute one and the same instrument.

This Agreement may not be amended or assigned except by written consent of both parties hereto.

COMPANY / RECIPIENT

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Date: \_\_\_\_\_