



Property Intelligence Report

Property

Alta Lobo Bay

1850 Navajo Street, Denver, CO 80249

Prepared By

Lindsey Price

Executive Manager

Pax Real Estate

TABLE OF CONTENTS

Subject Property	2
Photos	3
Market Data	4
Income Analysis	5
Expenses	6
Comments	7

Subject Property

2022

Year Built

197,174

Sq Ft NRA

200

Total Units

250

Total Parking

6

Stories

Unit Mix & Rents

Unit Type	Units	Size (sf)	Low	High	Avg
1BR/1BA	79	740	\$1,424	\$2,621	\$1,729
2BR/2BA	104	1102	\$1,899	\$3,438	\$2,190
3BR/2BA	17	1418	\$2,420	\$3,610	\$2,856

Unit Amenities

- Open Floor Plan
- Washer Dryer In Unit
- Hardwood Floor
- Stainless Steel Appliances
- Large Closets
- Granite Counter Tops
- Metered Utilities
- Mountain Views

Property Amenities

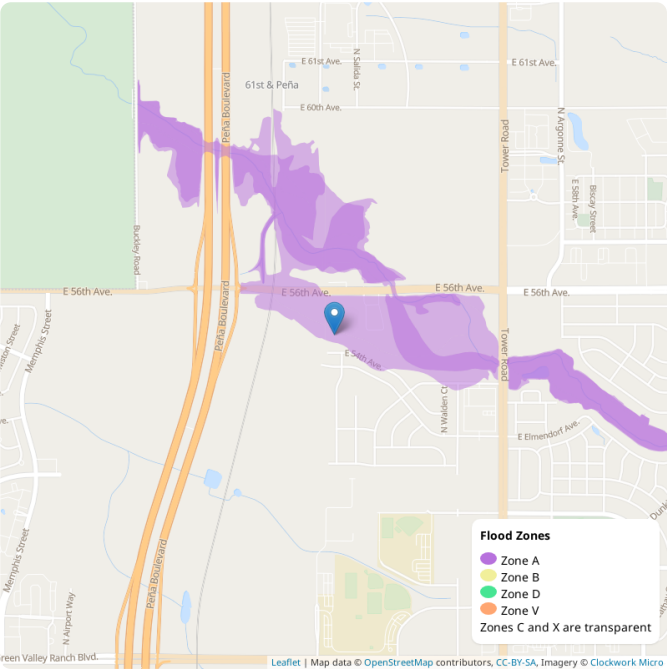
- Online Payment Portal
- Picnic Area
- Pets Allowed
- Community Pet Washing Station
- Shared Office Space
- Swimming Pool
- Sauna
- Gym
- Additional Storage Areas

Alta Lobo Bay Apartments is a modern mid-rise building that was constructed in 2022. It totals 200 apartment units, and currently has 6 vacancies. The unit mix and vacancies are detailed later in this report. The improvements represent high-end finishes, which makes the building competitive with the location and the market. The leasing activity is strong based on how the units and amenities present. Based on the high-end nature of the finishes, the rents are above average for the market overall.

Site

County	Denver County
Parcel Number	00161-00-118-000
Site Area	373,087 sq ft
Zoning Code	C-MU-10
Zoning Municipality	City of Denver
Permitted Uses	Multifamily, Senior Housing, Student Housing, Mixed-Use
Flood Zone	A
Seismic Zone	1

Flood Map



Taxes

Tax Assessment

Assessment Type	Market	Assessed
Improvement Value	\$51,678,300	\$3,643,320
Land Value	\$7,461,700	\$526,050
Total Value	\$59,140,000	\$4,169,370
Year	2025	2025

2025 Taxes

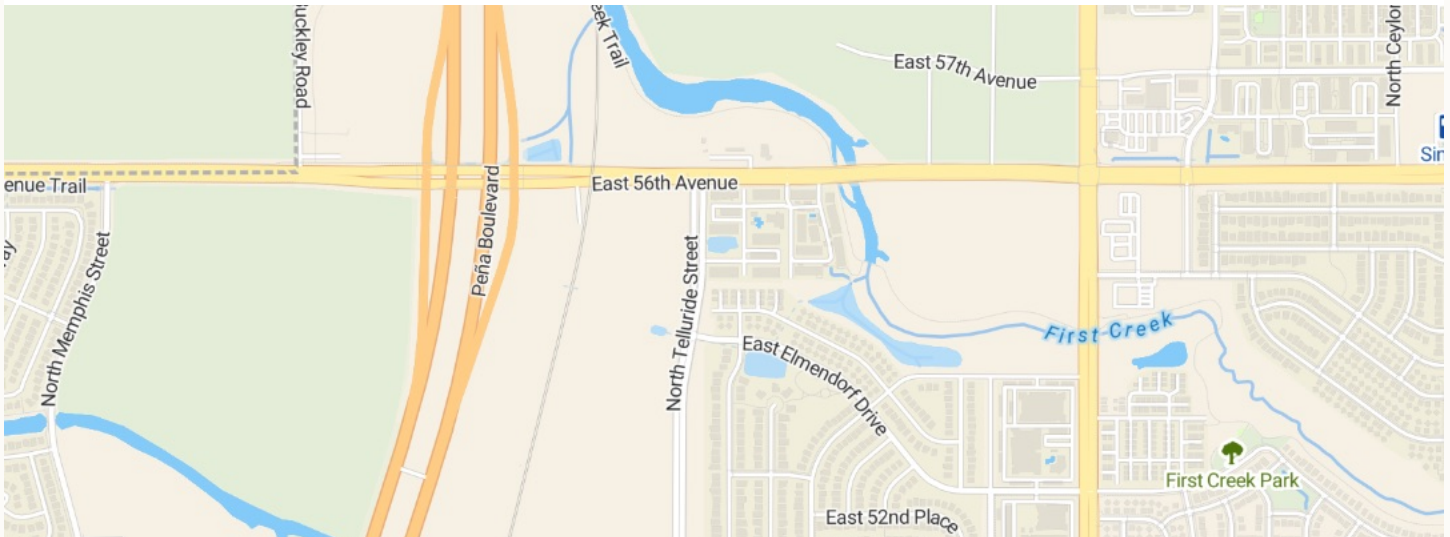
Owner	PC MOMENTUM LLC,
Tax Amount	\$375,883
Tax Rate Area Code	419C
Tax Source	Denver County

Photos



Market Data

The Market Data section delivers a summary of the property's operating environment. It integrates location-specific context, demographic and socioeconomic indicators, and an analysis of the surrounding competitive landscape. By evaluating demand drivers, tenant profiles, supply dynamics, and relative market appeal, this section supports arriving at informed conclusions on the asset's overall competitive positioning.

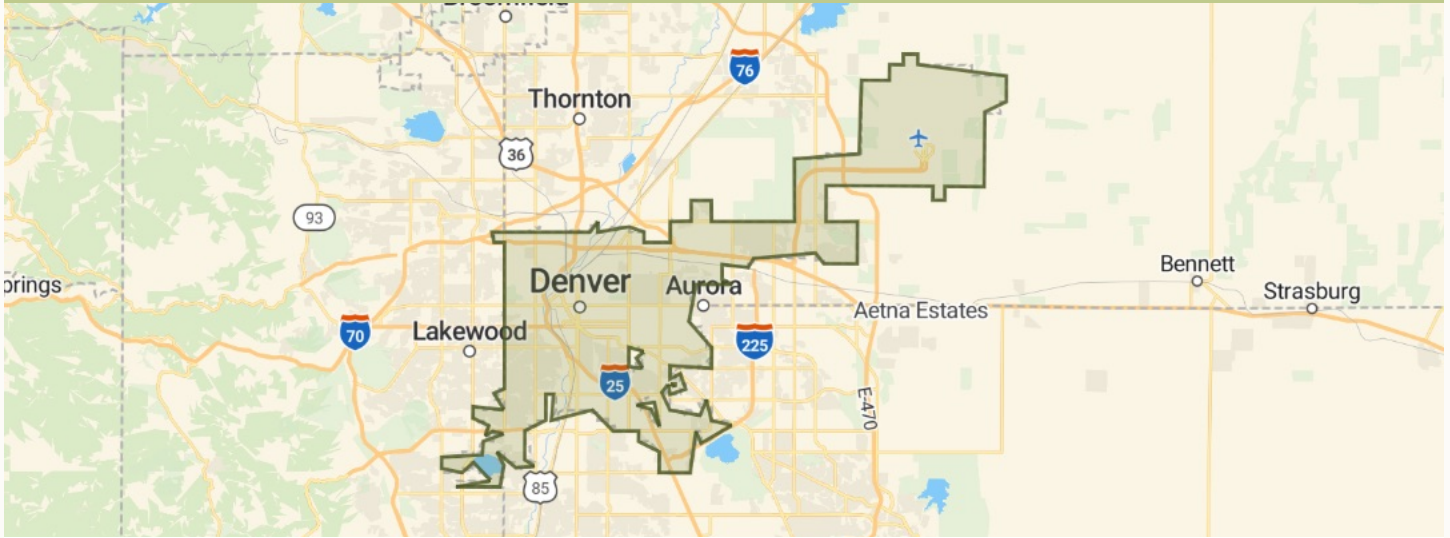


Location - Denver, CO

Denver, Colorado serves as the consolidated city and county seat of Denver County and functions as the principal city of the Denver-Aurora-Lakewood, CO Metropolitan Statistical Area (MSA), as designated by the U.S. Office of Management and Budget. According to the U.S. Census Bureau, Denver's estimated population reached approximately 715,522 as of 2022, reflecting sustained growth over the preceding decade. The city operates under a strong-mayor form of municipal government and serves as the state capital of Colorado. Denver's economy is anchored by a diverse mix of industries including aerospace, energy, telecommunications, and financial services.

- The Denver-Aurora-Lakewood MSA is one of the fastest-growing metropolitan areas in the United States, with the broader metro population exceeding 2.9 million as of recent Census Bureau estimates.
- The U.S. Bureau of Labor Statistics identifies government, trade, transportation, and utilities as among the largest employment sectors in the Denver metro area.
- Major employers in the Denver region include Lockheed Martin, Centura Health, DaVita, and the University of Colorado Health system, alongside significant federal agency presences.
- Denver International Airport (DEN) is the fifth-busiest airport in the United States by passenger volume, according to Federal Aviation Administration records.
- Notable attractions include Red Rocks Amphitheatre, the Denver Art Museum, the Denver Museum of Nature and Science, and the Colorado State Capitol.

Demographics - Denver County



Denver, CO is a mid-sized urban market with a population of 710,800 growing at 0.6% annually, supported by a median household income of \$85,853 and a relatively young median age of 34.9 years. The city's 50.6% renter-occupied housing rate, combined with an average household size of 2.15 persons, reflects a market structurally oriented toward rental demand rather than ownership. Denver has a highly educated workforce with 54.2% of residents holding a bachelor's degree or higher and an unemployment rate of 4.6% suggest a stable, professionally employed tenant base with reliable income. At a population density of 1,422 people per square mile and an owner-occupancy rate below 50%, competitive pressure on rental inventory remains a consistent feature of the local housing market.

Multifamily Market - Denver

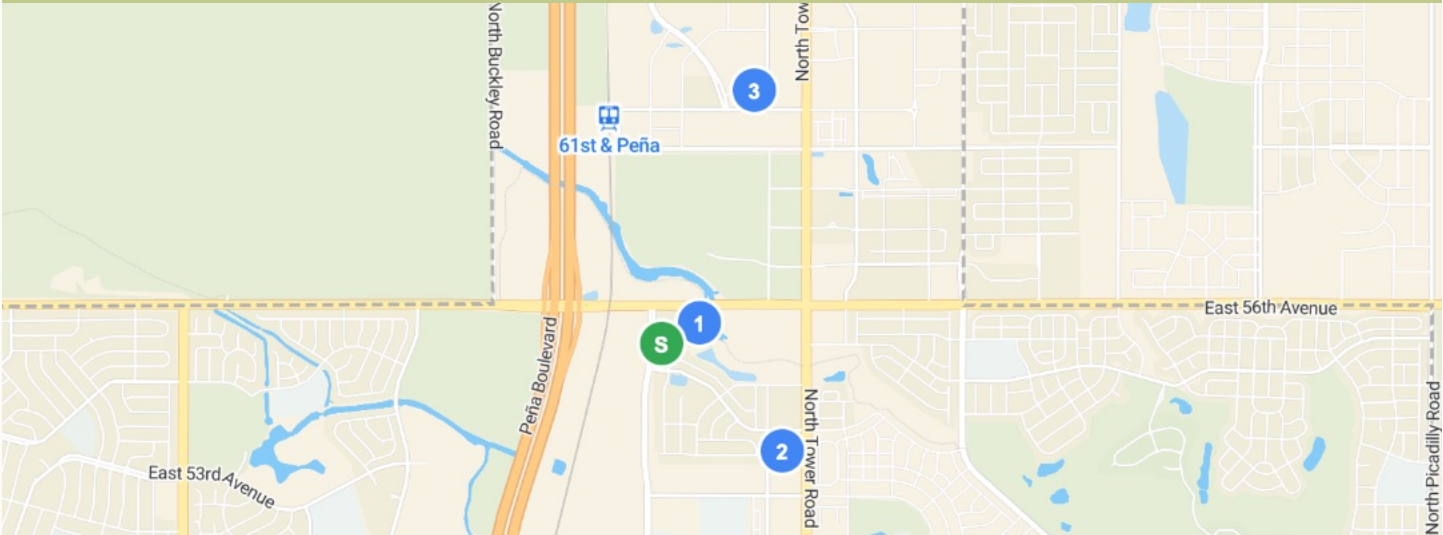
Denver's multifamily market is navigating a period of elevated supply absorption following an unprecedented construction cycle that peaked in 2023 and 2024. Demand fundamentals remain supported by sustained in-migration and employment growth across the metro's technology, aerospace, and healthcare sectors. Vacancy rates have risen modestly as new deliveries outpaced near-term absorption, placing measured downward pressure on effective rents.

- CBRE's Q1 2026 multifamily outlook noted that effective rent growth in Denver turned slightly negative year-over-year in several submarkets as landlords offered concessions to maintain occupancy amid new competition.
- Within 1.0 mile of the subject property, the surrounding area contains 8 schools and 1 grocery store; the local area recorded a 12.4% increase in housing units and a 42.9% rise in median household income between 2017 and 2022, per ACS5 data.
- Berkadia's Q2 2026 market reports identified Denver as a market where cap rate expansion has created selective acquisition opportunities, particularly for value-add assets in established submarkets with strong income growth trajectories.
- Population in the immediate area grew 4.8% over the same five-year period per ACS5 data, suggesting continued household formation that may support longer growth.

Income Analysis

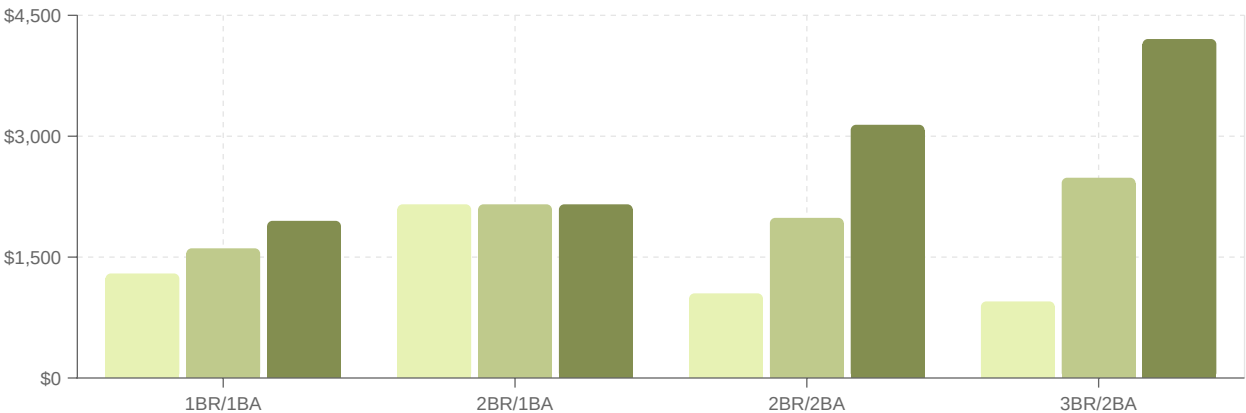
This analysis is based on the following components: subject property characteristics, current market data, comparable rental properties, the subject property's income and expense estimates.

Rent Comparables



Comp	Property	Address	Year	Units
Subject	Alta Lobo Bay	1850 Navajo Street, Denver, CO 80249	2022	200
Comp 1	Connect At First Creek	17900 East 56th Avenue, Denver, CO	2020	129
Comp 2	The Haven	18400 East Elmendorf Drive, Denver, CO	2020	184
Comp 3	Hangar 61 @ Pena Station	18025 61st Avenue, Denver, CO	2022	209

Rent Comp Summary by Unit Type



Comp 1 - Connect At First Creek

Unit Mix & Rents

Unit Type	Units	Size	Low	High	Avg
1 bed / 1 bath	34	745	\$1,400	\$1,737	\$1,553
2 beds / 2 baths	68	1,113	\$1,696	\$2,280	\$1,864
3 beds / 2 baths	27	1,371	\$2,124	\$2,585	\$2,351

Physical Information

Net Rentable Area	129,000
Units	129
Parking Spaces	130
Year Built	2020
Occupancy Rate	N/A

Unit Amenities

- Dishwasher
- All appliances included
- Washer dryer in unit
- Window covering
- Refrigerator
- Bath tub
- Recently renovated
- Breakfast bar

Project Amenities

- Laundry service
- Community pet washing station
- Ada compliant
- Pets allowed
- Basketball court
- Controlled access
- 24 hour maintenance
- Landscaping

Comp 2 - The Haven

Unit Mix & Rents

Unit Type	Units	Size	Low	High	Avg
1 bed / 1 bath	69	751	\$1,447	\$1,950	\$1,700
2 beds / 2 baths	84	864	\$1,050	\$3,142	\$1,964
3 beds / 2 baths	31	1,200	\$950	\$4,206	\$2,556

Physical Information

Net Rentable Area	134,965
Units	184
Parking Spaces	150
Year Built	2020
Occupancy Rate	N/A

Unit Amenities

- Washer dryer in unit
- Open floor plan
- Ranch style
- Bath tub
- In wall usb ports
- Water included
- Mountain view
- Efficient appliances

Project Amenities

- Elevator
- Picnic area
- Secured covered bike storage
- Hot tub
- Lounge
- Swimming pool
- On site management
- Pool table

Comp 3 - Hangar 61 @ Pena Station

Unit Mix & Rents

Unit Type	Units	Size	Low	High	Avg
1 bed / 1 bath	136	664	\$1,297	\$1,929	\$1,574
2 bed / 1 bath	3	980	\$2,155	\$2,155	\$2,155
2 bed/ 2 bath	59	980	\$1,761	\$2,525	\$2,132
3 bed / 2 bath	11	1,374	\$2,399	\$2,775	\$2,548

Physical Information

Net Rentable Area	156,750
Units	209
Parking Spaces	190
Year Built	2022
Occupancy Rate	N/A

Unit Amenities

- Dishwasher
- Window Covering
- In-unit Washer and Dryer
- Mountain Views
- Smart Appliances

Project Amenities

- Community Garden
- Shuffle Board
- Art Studio
- Pets Allowed
- Community Pet Washing Station
- ADA Compliant

Income

Total Apartment Income - Contract & Market

The following income summary reflects both contract rent for occupied units and market rent for vacant units.

Unit Type	Occupied	Contract	Vacant	Market	Monthly	Annual
1BR/1BA - Contract	77	\$1,729	-	-	\$133,133	\$1,597,596
2BR/2BA - Contract	103	\$2,190	-	-	\$225,570	\$2,706,840
3BR/2BA - Contract	14	\$2,856	-	-	\$39,984	\$479,808
1BR/1BA - Market	-	-	2	\$1,745	\$3,490	\$41,880
2BR/2BA - Market	-	-	1	\$2,200	\$2,200	\$26,400
3BR/2BA - Market	-	-	3	\$2,900	\$8,700	\$104,400
Total	194		6		\$413,077	\$4,956,924

Additional Income

This category includes income sources generated in addition to monthly apartment rents.

Income Item	Annual Total	\$/Unit
Parking Income	\$120,000	\$600
Pet Rent & Fees	\$20,000	\$100
Storage Rental Income	\$7,000	\$35
Utility Reimbursement (RUBS)	\$46,000	\$230
Application & Administrative Fees	\$9,600	\$48
Total	\$202,600	\$1,013

Potential Gross Income

\$5,159,524

Potential Gross Income

The total Potential Gross Income for the subject property, including apartment rents and additional income, is \$5,159,524.

Vacancy Conclusion

5.5%

Vacancy & Collection Loss

For vacancy and collection loss, we have concluded separate percentages of 4.5% for vacancy loss and 1% for collection loss, totaling 5.5% to be applied in our analysis.

Effective Gross Income

\$4,875,750

Effective Gross Income

The Effective Gross Income reflects the potential gross income less vacancy and collection loss and totals \$4,875,750.

Expenses

Itemized Expenses

Expense Item	Total	Per Unit	% of PGI
Real Estate Taxes	\$410,000	\$2,050	7.9%
Property Insurance	\$180,000	\$900	3.5%
Property Management Fee	\$150,000	\$750	2.9%
Payroll & Benefits	\$520,000	\$2,600	10.1%
Repairs & Maintenance	\$140,000	\$700	2.7%
Turnover / Make-Ready	\$95,000	\$475	1.8%
Landscaping & Grounds	\$48,000	\$240	0.9%
Utilities	\$85,000	\$425	1.6%
Trash Removal	\$36,000	\$180	0.7%
Pest Control	\$14,000	\$70	0.3%
Marketing & Advertising	\$42,000	\$210	0.8%
Administrative & Office	\$38,000	\$190	0.7%
Contract Services	\$65,000	\$325	1.3%
Cable / Internet	\$58,000	\$290	1.1%
Replacement Reserves	\$60,000	\$300	1.2%
Total	\$1,941,000	\$9,705	37.6%

Comments

Alta Lobo Bay is a 200-unit, six-story Class A apartment community built in 2022 in northeast Denver, along the Peña Boulevard corridor near the 61st & Peña commuter rail station. The property is 97% occupied (194 of 200 units). Its high-end finishes and amenities, including a swimming pool, sauna, fitness center and shared office space, support rents at the top of its competitive set.

Denver's long-term fundamentals remain favorable. They are supported by steady population and income growth, a renter-occupied share above 50%, and a highly educated workforce. In the near term, the metro is still absorbing the large number of units delivered in the 2023 and 2024 construction cycle. Concessions have pushed effective rent growth slightly negative in several submarkets. Keeping the subject's rent premium will depend on continued strong leasing and limited use of concessions.

Alta Lobo Bay is a stable, well-leased asset with strong physical characteristics and a well-supported income stream. The main risks are new supply and concession pressure in the submarket, which could limit rent growth or narrow the subject's premium over its competitors. On balance, we expect the property to stay competitive and keep occupancy healthy over the near term.