



EXTRAORDINARY DELIVERED

# HIGHLANDS PARK APARTMENTS

Denver, Colorado  
Multifamily

## OPPORTUNITY

The property includes a 6,000-square-foot, ground-floor CorePower Yoga Studio and 6,000 square feet of office space. Highlands Park Apartments, nestled in a core-plus location, was built in 2012 to LEED® Gold certification standards. Grand Peaks plans on achieving higher rents by marketing to environmentally conscious renters and adding eco-friendly amenities such as a bike repair lounge and recycling valet.

## SOLUTION

- Long-term rental demand
- Close proximity to downtown and Lower Highland submarket
- High employment and population growth

## RESULTS

A Denver-based multifamily investment firm, acquired the 125-unit property for \$40.25 million, \$407 per square foot or \$322,000 per unit.