7325 TENNYSON ST

WESTMINSTER, CO

4 UNITS | BUILT IN 1967

PRICE REDUCED!

$979,500 | 6.72% CAP RATE

SALES CONTACTS:

ELLIOTT POLANCHYCK
Senior Broker Associate
214.616.2695
epolanchyck@uniqueprop.com

WILL MCCAULEY
Senior Broker Associate
781.733.3732
wmccauley@uniqueprop.com

UNIQUE PROPERTIES
TCN WORLDWIDE REAL ESTATE SERVICES

PRESENTED **BY**

ELLIOTT POLANCHYCK
Senior Broker Associate
214.616.2695
epolanchyck@uniqueprop.com

WILL MCCAULEY
Senior Broker Associate
781.733.3732
wmccauley@uniqueprop.com

TABLE OF **CONTENTS**

01

EXECUTIVE SUMMARY

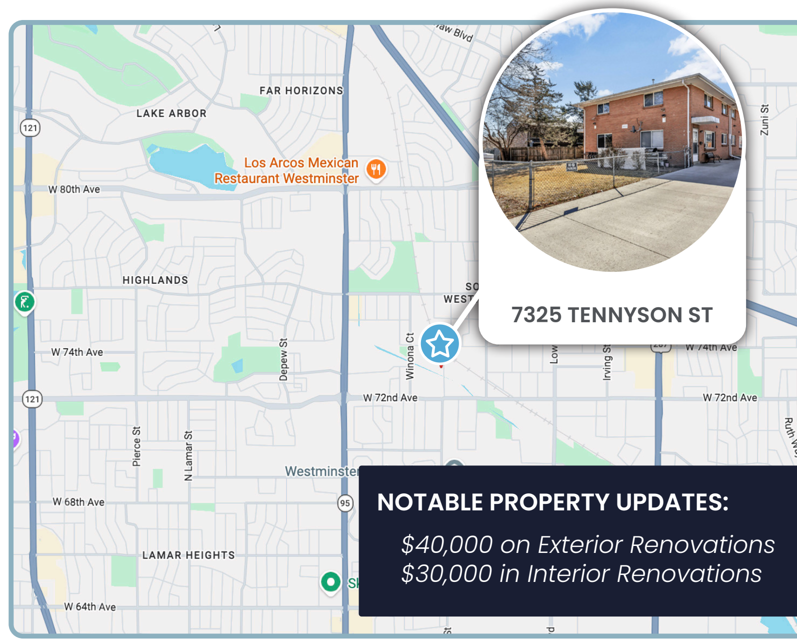
EXECUTIVE **SUMMARY**

7325 Tennyson Street presents a rare opportunity to acquire a well-maintained 4-unit multifamily asset in the highly desirable Westminster submarket of the Denver metro area. The property consists of four spacious two-bedroom, one-and-a-half-bathroom townhome-style units, offering an attractive layout that appeals to long-term renters seeking the feel of a single-family home with the convenience of multifamily living. Each unit spans two levels and features in-unit washer and dryer, a highly sought-after amenity that supports tenant retention and rent growth.

The townhome configuration provides functional separation between living and sleeping areas, creating a more livable and private environment compared to traditional apartment layouts. This style of unit tends to attract stable tenants such as young professionals, small families, and roommates, resulting in strong demand and reduced turnover.

Located in Westminster, the property benefits from excellent access to both Denver and Boulder employment centers, along with nearby retail, parks, and major commuter corridors. The area continues to experience strong population and rent growth driven by its central location and proximity to major job hubs along the US-36 corridor.

For investors, 7325 Tennyson Street offers a stable, easy-to-manage four-plex with desirable unit configurations and in-unit laundry, making it well positioned for consistent cash flow and long-term appreciation in one of the Denver metro area's most resilient rental markets.



NOTABLE PROPERTY UPDATES:

$40,000 on Exterior Renovations
$30,000 in Interior Renovations

ADDRESS	7325 TENNYSON ST WESTMINSTER, CO
COUNTY	ADAMS
UNITS	4
BLDG SIZE	3,648 SF
STORIES	2
CONSTRUCTION	BRICK
Y.O.C.	1967
PARKING	OFF-STREET - 10 SPACES
HVAC	WINDOW AC/FORCED AIR
WATER/SEWER	MASTER
GAS	INDIVIDUAL
ELECTRIC	INDIVIDUAL

LOCATION **OVERVIEW**

167,588
Residents
3-Mile Radius

345,000
Residents
5-Mile Radius

37.8
Avg Age of Residents
3-Mile Radius

$85,422
Median Household Income
3-Mile Radius

2.5
Avg Persons / Household
3-Mile Radius

1,690,216
Total Labor Force
Denver-Aurora-Lakewood MSA

$713,847
Median Sale Price
City of Westminster

WESTMINSTER, CO

Westminster is a vibrant suburban community located in the northern portion of the Denver metropolitan area, spanning both Adams County and Jefferson County. Positioned approximately 10 miles northwest of downtown Denver and about 20 miles south of Boulder, Westminster sits along the U.S. Highway 36 corridor, a major transportation route connecting Denver and Boulder. The city offers convenient regional access while maintaining a strong suburban character known for its open space, recreational amenities, and high quality of life.

Originally established as a farming community in the late 19th century, Westminster has grown into a thriving residential and commercial hub within the Denver metropolitan region. The city is home to well-planned neighborhoods, major retail centers, and a growing mix of office and industrial employment. Westminster is also known for its extensive park system and natural amenities, including the scenic Standley Lake and more than 150 miles of trails and greenways. In recent years, the developing Downtown Westminster district has emerged as a walkable mixed-use destination featuring modern residential communities, restaurants, retail, and entertainment venues designed to create a vibrant urban center within the city.

#2

150 Best Places to Live in the U.S.

– U.S. News & World Report 2020-2021

The broader Denver–Aurora–Lakewood Metropolitan Statistical Area is the 19th-most populous metropolitan area in the United States, while the larger Denver–Aurora Combined Statistical Area encompasses more than 3.6 million residents. Set against the backdrop of the Rocky Mountains, the region is widely recognized for its strong economic growth, outdoor lifestyle, and diverse mix of urban and natural amenities.

Metro Denver's economy is one of the largest in the country, with a total real gross domestic product exceeding $200 billion. The region supports a diverse economic base anchored by industries such as aerospace, aviation, bioscience, financial services, energy, health care, advanced manufacturing, and information technology. This dynamic economic environment, combined with its strategic location and exceptional quality of life, continues to attract businesses, residents, and investment throughout communities like Westminster and the surrounding metro area.

DAILY CONVENIENCES

A sampling of conveniences within walking distance or in close proximity to the property are:

Additional nearby services include fitness centers, salons, auto service providers, healthcare clinics, and everyday convenience retailers—supporting strong daily traffic and repeat visits.

SHOPPING AND DINING

Westminster Promenade

- Regional destination offering dining, hotels, and entertainment
- Features a movie theater, bowling, and family-friendly attractions
- Convenient access via US-36

FlatIron Crossing

- Super-regional shopping center with a wide mix of retail and dining
- Anchored by major national retailers and department stores
- Serves the broader northwest Denver metro trade area

Orchard Town Center

- Open-air lifestyle center with retail, restaurants, and community spaces
- Popular gathering place for residents in the surrounding area

Eateries

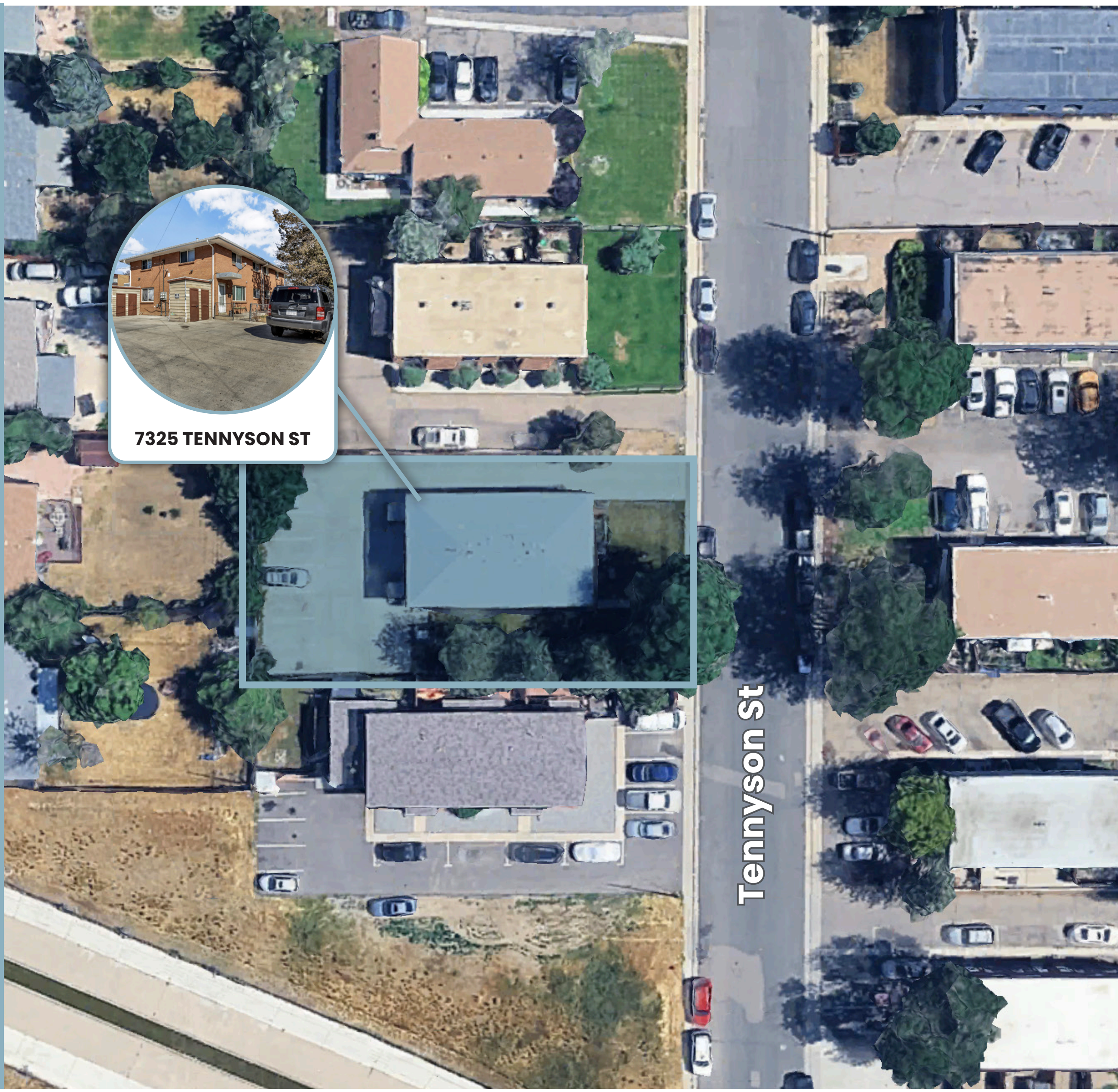
- Texas Roadhouse
- Chick-fil-A
- Buffalo Wild Wings
- Olive Garden
- Red Robin
- Panera Bread
- Los Arcos Mexican Restaurant
- Saigon Basil
- Yak & Yeti Restaurant
- First Watch
- The Egg & I

MAP & **DEMOGRAPHICS**

DEMOGRAPHICS

POPULATION	1 MILE	2 MILES	3 MILES
2024 Population	18,348	79,530	167,588
2029 Population Projection	18,415	80,209	169,856
Median Age	39.2	36.3	37.8

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
2024 Households	8,467	36,318	78,016
Avg Household Income	$108,427	$108,892	$117,071
Median Household Income	$78,691	$79,200	$85,422
Median Home Value	$645,713	$667,818	$713,847



02

OFFERING TERMS

UNIT MIX AND RENT SCHEDULE

TYPE	# OF UNITS	CURRENT RENT	AVERAGE RENT	AVERAGE SIZE	RENT / SF	MONTHLY PRO FORMA	TOTAL UNIT SIZE	LOWEST RENT	HIGHEST RENT
2 Bed, 1.5 Bath	4	$7,035	$1,759	912	$1.93	$1,950	3,648	$1,650	$1,895
TOTAL	4	$ 7,035			All Units-->	$7,800	3,648		
ANNUALIZED TOTAL		$84,420				$93,600			

NET OPERATING INCOME

INCOME	CURRENT		PER UNIT	PRO FORMA		PER UNIT
Scheduled Rent Income	$84,420			$93,600		
See Other Income Detail	$2,400			$3,600		
Scheduled Gross Income		$86,820	$21,705		$97,200	
Vacancy Allowance		$(1,266)	$(317)		$(4,680)	
Effective Gross Income:		**$85,554**	**$21,388**		**$92,520**	**$23,130**
EXPENSES						
Taxes, Property:						
Real	$4,707	$4,707	$1,177	$4,707	$4,707	$1,177
Insurance:						
Property	$3,544	$3,544	$886	$4,000	$4,000	$1,000
Management:						
Off-Site	$3,000	$3,000	$750	$4,860	$4,860	$1,215
Utilities:						
Trash Collection	$1,440			$1,440		
Water & Sewer	$3,120	$4,560	$1,140	$3,120	$4,560	$1,140
Repairs & Maintenance:	$3,900	$3,900	$975	$3,900	$3,900	$975
Total Expenses		**$19,711**	**$4,928**		**$22,027**	**$5,507**
NET OPERATING INCOME		**$65,843**	**$16,461**		**$70,493**	**$17,623**

PRICING **OPTIONS**

	PRICING
	CURRENT / PRO FORMA
Price	$979,500
Down Payment	$244,875 (25%)
Loan Amount	$734,625
Interest Rate / Amortization	6.00% / 30 years
Current NOI / Pro Forma NOI	$65,843 / $70,493

CURRENT / PRO FORMA ANALYSIS	
	CURRENT / PRO FORMA
Debt Service	$(52,853)
Net Cash Flow After Debt Service	$12,989 /$17,640 5.30% / 7.20%
Principal Reduction	$9,021
Total Return	$22,011 / $26,661 8.99% / 10.89%
Cap Rate	6.72% / 7.20%
GRM	11.60 / 10.46
Price/Unit	$244,875
Price/Sq Ft	$268.50

UNIQUE PROPERTIES
400 South Broadway
Denver, CO 80209
www.uniqueprop.com

SALES CONTACTS:

ELLIOTT POLANCHYCK
Senior Broker Associate
214.616.2695
epolanchyck@uniqueprop.com

WILL MCCAULEY
Senior Broker Associate
781.733.3732
wmccauley@uniqueprop.com