

OFFERING MEMORANDUM

Townes at Skyline Ridge Portfolio Sale



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Denver, Colorado



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Denver, CO

INVESTMENT HIGHLIGHTS



SITE ADDRESS

6877–6977 Huddersfield Ln, Castle Pines, CO 80108

PROPERTY OVERVIEW

6877–6977 Huddersfield Ln is a 10-unit townhome portfolio located within the Townes at Skyline Ridge community in Castle Pines, Colorado. Built in 2024, the portfolio consists of two buildings — a six-unit and a four-unit — with a consistent 3-bedroom, 2.5-bathroom configuration and an attached two-car garage in every unit. Nine of the 10 residences are currently leased, providing investors with strong in-place income and near-term lease-up potential through the one remaining available unit.

LOCATION OVERVIEW

Located within the Townes at Skyline Ridge community in Castle Pines, Colorado, the portfolio sits along the rapidly growing I-25 corridor between Denver and Colorado Springs. The property is positioned just north of Castle Rock, offering residents convenient access to the Outlets at Castle Rock, King Soopers, and Starbucks for everyday shopping and dining. I-25 access connects residents north to Lone Tree, the Denver Tech Center, and the greater Denver metro area, and south to Castle Rock and Colorado Springs, with numerous parks, trails, and open spaces surrounding the community.

PROPERTY SUMMARY

- Number of Units: 10
- Building Size: 14,069 Total Sq. Ft.
- Parking: 2-Car Attached Garage Spaces per Unit
- Year Built: 2024
- Number of Beds: 30
- Number of Buildings: 2
- Class: A

EXECUTIVE SUMMARY



6877–6977 Huddersfield Ln presents a compelling opportunity to acquire a 10-unit townhome portfolio within the Townes at Skyline Ridge community in Castle Pines, Colorado. Built in 2024 across two buildings — a six-unit and a four-unit — the portfolio offers a consistent 3-bedroom, 2.5-bathroom floor plan with modern finishes and an attached two-car garage in every unit. With 9 of the 10 residences currently leased, investors benefit from strong in-place income alongside near-term lease-up potential through the one remaining available unit. Positioned along the I-25 corridor between Denver and Colorado Springs, the property offers residents convenient access to the Outlets at Castle Rock, everyday retailers, and major employment centers throughout the south Denver metro area.

HIGHLIGHTS

- Newer-Construction Portfolio: Built in 2024, Limiting Near-Term Capital Improvement Needs
- 10-Unit Portfolio Within the Townes at Skyline Ridge Community
- 90% Leased: 9 of 10 Units Currently Occupied with One Unit of Lease-Up Upside
- Uniform Unit Mix: Consistent 3BR/2.5BA Floor Plan Across All 10 Residences
- Attached Two-Car Garage in Every Unit
- Two-Building Portfolio (6-Unit & 4-Unit) Under Single Ownership for Operational Efficiency
- Strategic I-25 Corridor Location Between Denver and Colorado Springs
- Near the Outlets at Castle Rock, King Soopers & Starbucks
- Convenient Access to Denver Tech Center, Denver Metro, Castle Rock & Colorado Springs

A modern kitchen interior featuring white cabinetry, a stainless steel refrigerator, a microwave, and a gas stove. The countertop is white, and the backsplash is made of dark grey subway tiles. A large red overlay on the right side of the image contains the text "FINANCIALS and RENT ROLL".

FINANCIALS and RENT ROLL

PROFORMA FINANCIALS

Sales Price	\$4,350,000
	Proforma
Total rental income	\$334,800
(Vacancy 10%)	-\$33,480
Gross Rental Income	\$301,320
Other income (Application Fees, Pet Rent, Cleaning Fees)	\$10,500
Utilities Chargeback (RUBS)	\$3,000
Gross Operating Income	\$314,820
Operating expenses	
Management Fees	\$24,106
Repairs and Maintenance	\$10,000
Property Taxes	\$55,000
Utilities	\$9,000
HOA & Professional Fees	\$15,500
Total operating expenses	\$113,606
Net operating income	\$201,214
Cap Rate	4.63%

RENT ROLL

Address	Beds	Baths	Parking Spaces	Sq. Ft.	Current Rent	Market Rent
6877 Huddersfield LN	3	2.5	2	1,418	\$2,825	\$2,825
6887 Huddersfield LN	3	2.5	2	1,383	\$2,850	\$2,850
6897 Huddersfield LN	3	2.5	2	1,400	\$2,700	\$2,700
6907 Huddersfield LN	3	2.5	2	1,418	\$2,900	\$2,900
6927 Huddersfield LN	3	2.5	2	1,424	\$2,950	\$2,950
6937 Huddersfield LN	3	2.5	2	1,431	\$2,850	\$2,850
6947 Huddersfield LN	3	2.5	2	1,370	\$2,600	\$2,600
6957 Huddersfield LN	3	2.5	2	1,431	\$2,700	\$2,700
6967 Huddersfield LN	3	2.5	2	1,370	Vacant	\$2,600
6977 Huddersfield LN	3	2.5	2	1,424	\$2,925	\$2,925
Townes at Skyline Ridge Totals	30	25	20	14,069	\$25,300	\$27,900



PROPERTY PHOTOS

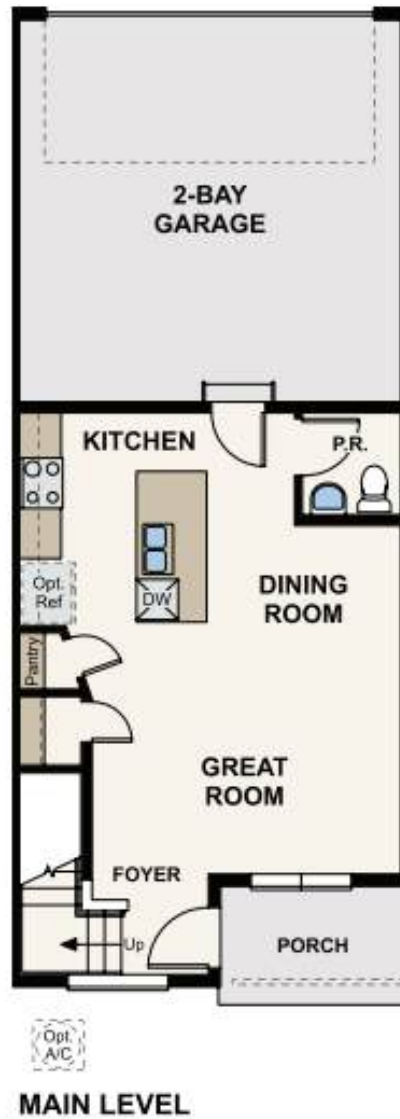
PROPERTY PHOTOS



EXAMPLE FLOOR PLANS



EXAMPLE FLOOR PLANS

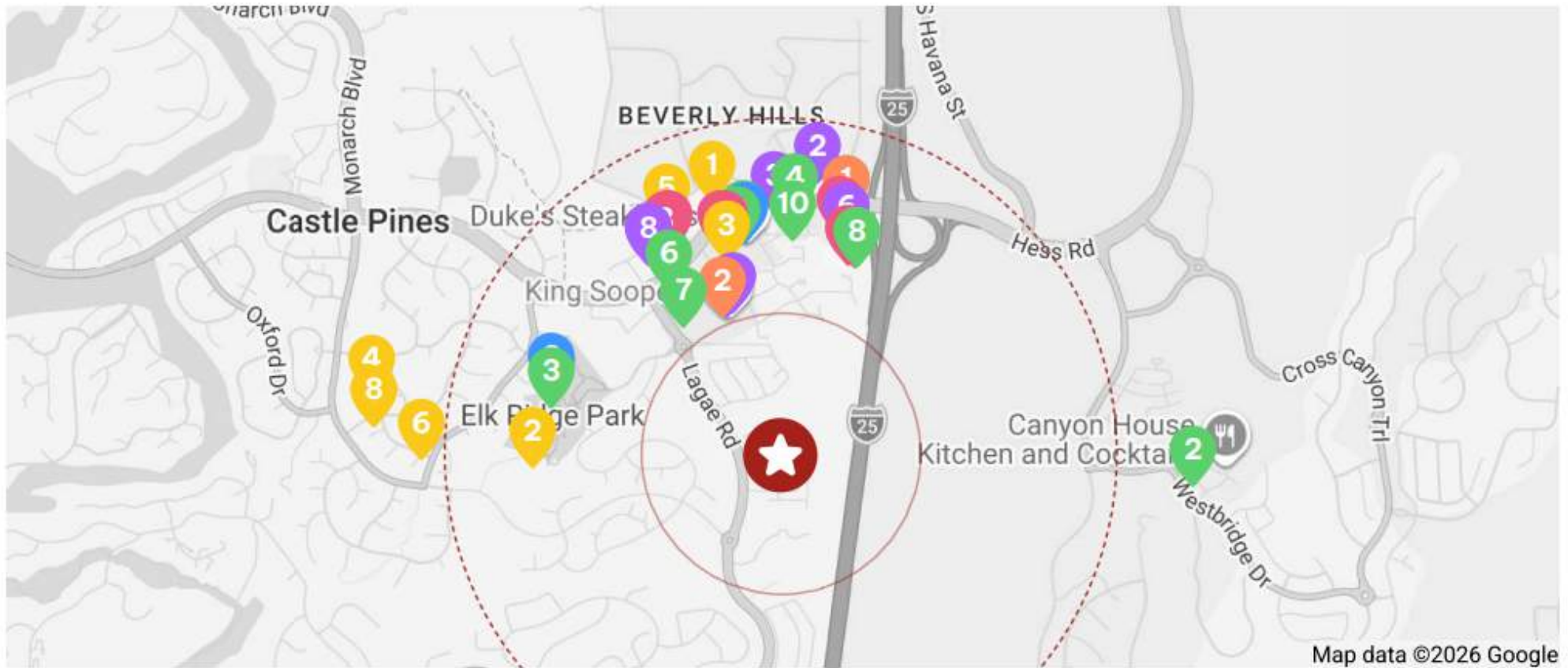


MAPS



Points of Interest

— 5min walk - - - - - 10min walk



DAILY NEEDS

- 1 King Soopers
- 2 7-Eleven
- 3 7-Eleven
- 4 King Soopers Pharmacy
- 5 Walgreens Pharmacy
- 6 Castle Pines Marketplace
- 7 Linda Wieland, PharmD
- 8 COVID-19 Drive-Thru Tes...

HEALTHCARE

- 1 Dental Muse Holistic and ...
- 2 Scheich Family Dentistry
- 3 Castle Pines Dental Care
- 4 Brandon Linn Orthodontics
- 5 Castle Pines Orthodontics
- 6 Sierk Children's Dentistry ...
- 7 COVID-19 Vaccine Locati...
- 8 Dr. Jeffrey P. Scheich, DDS
- 9 Dr. Stephanie Scheich, DDS

10 Dr. Yuliya Rabinovich

WALKABLE DINING & GATHERING

- 1 Duke's Steakhouse
- 2 The Exchange Coffee Hou...
- 3 Elk Ridge Park
- 4 Starbucks Coffee Compa...
- 5 Wendy's
- 6 Ziggi's Coffee
- 7 Pines Bar and Grill

8 Las Fajitas Mexican Resta...

- 9 Pho 5
- 10 Tandoori Flames Indian S...

QUICK MEALS

- 1 Wendy's
- 2 SNOWFOX Sushi

CULTURE & RECREATION

- 1 Studio Pilates Internation...

2 Fitness Court at Elk Ridge...

EDUCATION

- 1 DCS Montessori Charter S...
- 2 American Academy - Cas...
- 3 Douglas County Libraries
- 4 Buffalo Ridge Elementary
- 5 DCS Montessori Middle Sc...
- 6 Music Theory Workshop
- 7 Cors Institute



AREA OVERVIEW

Area Description

Castle Pines, CO, is a picturesque home rule municipality nestled in Douglas County, just south of Denver. Known for its scenic beauty and affluent residential neighborhoods, Castle Pines boasts a welcoming community atmosphere. With an area that spans 6,140 acres and an elevation that offers stunning views, it provides an ideal backdrop for outdoor enthusiasts and families alike. The city emphasizes a lifestyle enriched by natural landscapes, recreational activities, and a vibrant local culture, making it a sought-after locale for those looking to enjoy both serene living and an active lifestyle.

Recreational Delights

Castle Pines is a haven for outdoor activities, featuring expansive parks and well-maintained trails for walking, biking, and running. Key recreational spots include Elk Ridge Park, where families can enjoy playgrounds, sports fields, and picnic areas. Retreat Park offers a peaceful escape with its serene surroundings and open spaces. Coyote Ridge Park and Daniel's Gate Park provide additional areas for relaxation and leisure activities. The city features over 14 miles of paved trails, ideal for joggers and cyclists, while horseback riding and motorized vehicles are prohibited to preserve the natural environment. Castle Pines is committed to maintaining its parks and trails, ensuring residents have access to recreational delights year-round.

Culinary Scene

Castle Pines presents a diverse culinary scene that caters to various tastes and preferences. The city is home to a blend of quaint eateries, fine dining establishments, and casual cafes. Popular cuisines include American barbecue, Italian trattorias, and Asian fusion. The dining district around Castle Pines Parkway features several highly-rated restaurants and coffee shops, making it a local hotspot for food enthusiasts. There is also an emerging trend of farm-to-table dining experiences, emphasizing fresh, local ingredients. Several local breweries and wineries offer tastings and pairings, enhancing the city's unique flavors. Residents appreciate the variety, with fine dining options contrasting nicely with comfortable, family-friendly eateries.





DEMOGRAPHICS and MARKET OVERVIEW

MARKET OVERVIEW

CASTLE PINES

DEMOGRAPHICS / SOUTH DENVER METRO AREA

15,583

Population

July 1, 2025 estimate

+41.3%

Population growth

April 2020 - July 2025

5,030

Households

2020-2024 survey estimate

\$191,229

Median household income

2020-2024 survey; 2024 dollars

HOUSING PROFILE

2020-2024 Census survey estimates

\$895,500

Median value of homes occupied by their owners

80.7% of occupied homes are owner-occupied

Residents own the homes they live in

COMMUNITY SNAPSHOT

2020-2024 Census survey estimates

69.7%

Adults 25+ with a bachelor's degree or higher

2.66

Average people per household

All figures describe the City of Castle Pines, Colorado.

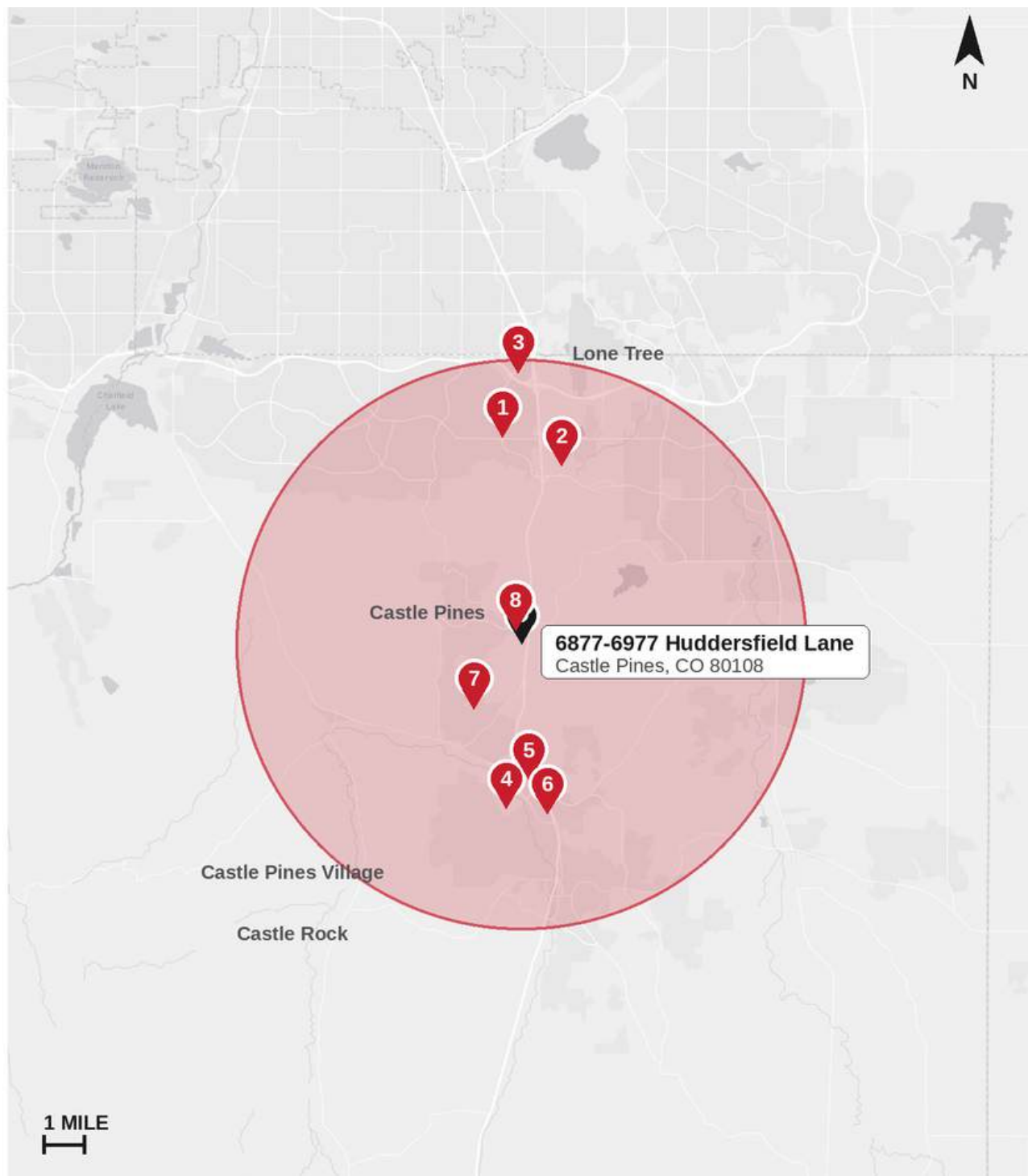
Source: U.S. Census Bureau, QuickFacts. Population and growth: 2025 population estimates.

Other figures: American Community Survey, collected over 2020-2024. Growth uses the adjusted April 2020 population base.

census.gov/quickfacts/castlepinescitycolorado | Accessed September 24, 2026

EMPLOYERS

- 1 Charles Schwab (Lone Tree Campus)**
Schwab Way, Lone Tree, CO 80124
4.88 mi from property
- 2 Sky Ridge Medical Center**
10101 RidgeGate Pkwy, Lone Tree, CO 80124
4.49 mi from property
- 3 Park Meadows Mall**
8401 Park Meadows Center Dr, Lone Tree, CO 80124
6.64 mi from property
- 4 AdventHealth Castle Rock Hospital**
2350 Meadows Blvd, Castle Rock, CO 80109
4.04 mi from property
- 5 Outlets at Castle Rock**
5050 Factory Shops Blvd, Castle Rock, CO 80108
3.33 mi from property
- 6 Douglas County Justice Center**
4000 Justice Way, Castle Rock, CO 80109
4.21 mi from property
- 7 Castle Pines Golf Club**
Hummingbird Dr, Castle Pines Village, CO 80108
1.96 mi from property
- 8 King Soopers Shopping Center (Castle Pines Village Square)**
7284 Lagae Rd, Castle Pines, CO 80108
0.37 mi from property





MEET THE TEAM

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