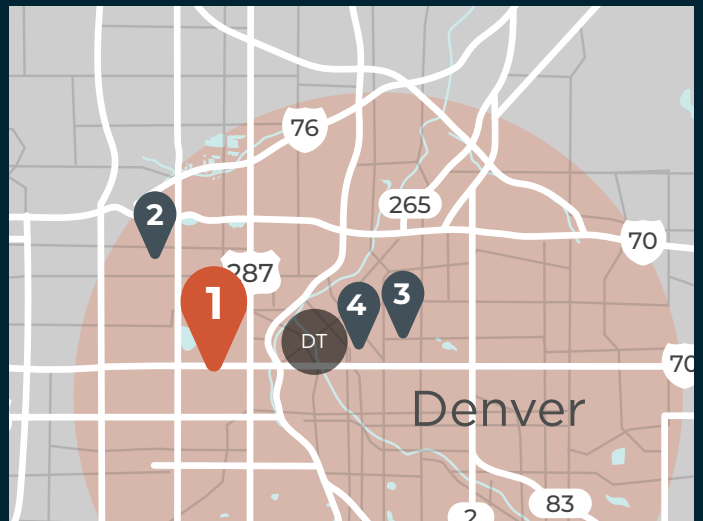


# OZZIE

4190 W COLFAX, DENVER, CO 80204

StoryBuilt is pleased to offer the opportunity to invest up to \$12,000,000 of limited partner equity to participate in the development of a boutique, multifamily project in the highly desirable Sloan's Lake neighborhood of Denver, Colorado. Investors will receive a 12-14% annualized preferred return, based on an anticipated 18-24 month duration period.

Ozzie is a fully designed and entitled, boutique, 83-unit multifamily rental project located on an 18,750 SF site along the rapidly improving W. Colfax corridor in the Sloan's Lake neighborhood of Denver. This urban infill location is adjacent to the St. Anthony's redevelopment area which has experienced significant redevelopment by developers such as Trammel Crow Residential, NAVA, LCP, Zocalo and Hines. The location offers walkability to coffee shops, restaurants and amenities. The site is 10-minutes from Downtown Denver and has excellent transit access, including high-frequency bus service on W. Colfax and the Perry light rail station within walking distance (.5 Miles).



- 1 Ozzie** 4190 W Colfax, Denver, CO 80204
- 2 Judy** 55 townhomes in Northwest Denver
- 3 Archie** Mixed-use building in Glenarm Place
- 4 StoryBuilt Office** 1801 Broadway, Suite 1500F

# PROJECT SUMMARY

Ozzie will offer 83 studio, 1- & 2-bedroom apartments at monthly rents ranging from \$1,565-\$2,375.



## Project Summary

<i>Residential Units</i>	83 Units
Average Unit Size (SF)	516 SF
Net Sellable Area	42,829 SF
Gross Area	58,247 SF

Unit Mix	Units	Avg SF	Total SF	% of NSF
Studio	66	489	32,256	75%
1 Bed	14	573	8,023	19%
2 Bed	3	850	2,550	6%
Total	83	516	42,829	100%

# LOCATION

The Project is located 10-minutes west of downtown, four blocks south of Sloan's Lake and adjacent to the St. Anthony's redevelopment area.

## Site Summary

Address	4190 W Colfax
Site Area	0.43 AC
Square Footage	18,750 SF
Current Zoning	U-MS-5
Entitlement	5-Story Multi Family



## DEVELOPMENT SITE PLAN

The building will be 5 stories with 4 levels of wood framing (type 5) over a 1 level concrete podium. The parking area is structured and consists of 24 spaces behind building amenity space including a lobby, resident lounge, and gym on the first level. The upper floors will be elevator served and consist of 83 units ranging from 430 SF-850 SF, including studio, 1- & 2- bedroom units, along with a rooftop deck on the 5th level. The average unit size in the building is 516 SF.

### Sources of funds

Sr. construction debt	\$13,789,788
Pref equity	\$12,169,932
Managing member	\$262,219
<b>Total sources</b>	<b>\$26,221,940</b>

### Uses of funds

Land	\$3,927,740
Soft costs	\$2,870,575
Hard costs	\$18,444,813
Capitalized interest	\$800,839
Transaction costs	\$177,973
<b>Total uses</b>	<b>\$26,221,940</b>

### Estimated Timeline

Construction Start	March 2023
Construction Complete	May 2024
Stabilization	August 2024
Refinance to Perm	August 2024

## RESIDENTIAL MARKET PERFORMANCE

Multifamily properties in the Sloan's Lake submarket have performed very well with increasing rents year over year and low vacancy. Occupancy rates among direct comps in the submarket (100 units or less) are at 98%+. Larger institutional properties in the submarket are maintaining occupancy at 95%+. Ozzie is well positioned to capitalize on the need for additional rental housing in the submarket.

## MARKET HIGHLIGHTS

- The Project is located 10-minutes west of downtown, four blocks south of Sloan's Lake and adjacent to the St. Anthony's redevelopment area.
- Significant recent investment by developers such as TCR, NAVA, LCP, Zocalo and Hines has improved the area considerably.
- The Project is located at the southeast corner of Raleigh St. and W. Colfax Ave, across from Starbucks, Alamo Draft House and Mizuumi Ramen.
- The location offers walkability to coffee shops, restaurants, breweries, ice cream, CrossFit and other amenities. Excellent transit is available through high-frequency bus service on West Colfax Avenue and the Perry RTD light rail station 0.5 miles south

## storybuilt.

### WHO WE ARE

StoryBuilt is a developer and builder based in Austin, Texas. We specialize in urban infill, and strive to work sustainably. We started in real estate investments in 2001 and began investing in properties in Austin in 2006. StoryBuilt now works in Austin, Dallas, San Antonio, Denver, and Seattle. We've grown to 150 professionals who specialize in collaborative creation as we continue to design and build energy efficient, green urban communities.

### LEARN MORE

#### Investor Relations

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THIS A SUMMARY OF CERTAIN PRINCIPAL TERMS OF AN OFFERING FOR UP TO \$100 MILLION OF MEMBERSHIP INTERESTS BY PSW REAL ESTATE, LLC ("PSW"), WHICH WILL BE DESCRIBED MORE FULLY IN A CONFIDENTIAL PRIVATE PLACEMENT MEMORANDUM (TOGETHER WITH EXHIBITS AND SUPPLEMENTS, THE "MEMORANDUM"). THIS SUMMARY IS NOT INTENDED TO BE COMPLETE OR DETAILED AND DOES NOT CONSTITUTE AN OFFER TO SELL SECURITIES. IF PSW CONDUCTS THE OFFERING, QUALIFIED PROSPECTIVE INVESTORS WILL RECEIVE A COPY OF THE MEMORANDUM AND ARE URGED TO READ THE MEMORANDUM, WHICH WILL INCLUDE A COPY OF THE COMPANY AGREEMENT OF PSW (THE "COMPANY AGREEMENT"), IN ITS ENTIRETY. THIS DOCUMENT CONTAINS PROJECTIONS AND OTHER FORWARD-LOOKING STATEMENTS AND INFORMATION WITH RESPECT TO PLANS, PROJECTIONS, AND FUTURE PERFORMANCE OF PSW. THERE IS NO GUARANTEE OR ASSURANCE THAT THESE PLANS AND PROJECTIONS OF THE FUTURE PERFORMANCE OF PSW AS INDICATED WILL BE ACHIEVED, AND ACTUAL RESULTS COULD DIFFER MATERIALLY. RISKS AND UNCERTAINTIES COULD MATERIALLY IMPACT PSW'S FUTURE RESULTS, INCLUDING THE RISKS DESCRIBED IN THE MEMORANDUM.