



Denver – Nexus Commercial Realty, LLC, has closed the sale of 298 West Powers & 338 West Powers in Littleton, a 46-unit multifamily portfolio for the sale price of \$6,350,000. Brandon Kaufman & Nik MacCarter of Nexus represented the Buyer & the Seller in the transaction.

The portfolio includes a great unit mix with very clean units, and was a value-add opportunity for the Buyer. The property has a very stable rent collection and was delivered to the Buyer with a 5.7% cap rate going in.

298 & 338 West Powers are conveniently located near the intersection of South Broadway & West Powers Avenue. The properties are located a block from East Littleton Boulevard, lined with restaurants & retail.

The Buyer plans to make minor upgrades to the units and continue to cash flow the properties.

Please call or email today to find out how we are different than the average apartment advisors.

About Nexus Commercial Realty, LLC:

Nexus is a full-service firm for the commercial real estate industry in Denver. Specializing in high caliber solutions developed for owners and investors, we deliver specialized services such as acquisitions, dispositions, seller representation, buyer representation, and consultation regarding commercial properties. We provide high caliber services to owners and investors delivered with the focused attention only a privately-owned firm can offer. With over 25 years of combined experience, our Colorado roots are deep because our market experience in commercial real estate is firsthand. This positions us to help clients reach their business and financial goals while ensuring their best interests are always protected. As a team, we might not appear as your typical brokerage - and that's by design. Even though we've been in the industry for more than two decades, we are as enthusiastic, energetic and collaborative as when we first started. At Nexus, there is no internal competition because our purpose is aligned. This reduces internal competition and makes us more productive on a per broker/agent basis. We love coming to work every day because we love helping our clients achieve their goals. You might find us in jeans instead of slacks, outside meeting people instead of in our office. We do things differently because we are different.

For more information, please visit www.nexus-cr.com.