The property in pictures.....

First Impression!!
The curb appeal is real!
Welcome Home!!
Our Model ......
“Lifted” – our state-of-the-art gym!
The “Zen Studio” awaits!

**Wellbeats included**
The Pool!!!!!

Before......

AFTER!!!!
Bike, Ski and Snow
Elevate’s finishes and design

- Herring bone tile backsplash.
- Under cabinet lighting.
- Quartz countertops.
- Stainless steel appliances.
- Storage above the toilet.
- Dual vanities in select units.
- Framed mirrors.
- Modern faucets and hardware.
Building Site Map
Unit Mix and AHU’S

Unit breakdown

- 114 - 1 bedrooms. (636sqft – 821sqft)
- 95 - 2 bedrooms. (1000sqft – 1157sqft)
- 9 - 3 bedrooms. (1222sqft)

> 218 total units!!

- 55 Affordable Housing units.
- 80% AMI - $1393(1br) - $1672(2br) - $1931(3br)

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Quantity</th>
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<tbody>
<tr>
<td>1BR Club</td>
<td>3</td>
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<tr>
<td>1BR+</td>
<td>16</td>
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<td>1BR++</td>
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<td>1BREK1</td>
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<tr>
<td>1BREK2</td>
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We started pre-leasing in January 2019 and haven't looked back!

The lease up has been fun and crazy and everything you'd expect from a property so close to the airport. We are currently occupied at 92.20% and pre-leased at 96.79%.

Even with several delays in the beginning of our project, nothing could stop our momentum. We have amassed 114 - 5-star reviews and even finished in the top 10 (tied for 7th) in the country for customer satisfaction.

Our proximity to the light rail has driven our traffic and increased the demand and need for our community. We averaged over 25 leases and 20 move-ins a month.

We have recently begun renewals with a 60% renewal rate in March and over 50% in April!!
Demographics

- DIA is our biggest source of resident and prospects. Everyone from security for the parking lots to restaurant workers to the architectural engineers redoing the entire airport. I have included the airlines in this demographic. All brands are represented at this property regarding the airlines.
- Hospitality workers are our second largest demographic. This includes but is not limited to Hyatt, Marriott, Hilton, and The Gaylord Rockies! Several of these residents and their spouse/roommate/partner all work in the same industry.
- Our third largest demographic would be some level of city/state job including the healthcare and penal system. We have several police officers and lots of nurses.
The location to the light rail is the lifeblood of our community. Our clubhouse is spacious and beautiful. The common areas including the huddle spaces are incredibly designed and a hit. Upstairs is laid out beautifully. Our individual enclosed breezeways give a sense of security and safety. We love the size of our gyms and like that the fitness spaces are separated. The designs and closet spaces in each unit are unique and give the feel of affordable luxury.
Things we'd like to see different for Pena 2:

1. Larger pool.
2. More parking!!!!!!!!!!!!
3. A little more privacy for the leasing and managers offices.
4. Shower at pool.
6. Equal distribution of 1- and 2-bedroom unit mix.
8. USB Outlets in units.
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