

Land Acquisition Criteria

Convergence Rental Housing Real Estate Group is seeking to acquire land sites with the potential to develop Luxury Apartment and Single-Family Rental Communities between 50 and 350 units.

The principals of Convergence have collectively planned, financed, and developed more than 20,000 multifamily rental communities over their respective thirty-year careers. The primary markets in which they have developed rental housing are along the Front Range of Colorado and Northeastern United States.

We work with landowners and city officials to entitle land for rental development communities in high-demand urban infill and suburban locations specifically across the Front Range including the Denver Metro, Colorado Springs and Fort Collins submarkets.

Our Land Target Criteria



Size

Minimum: 5 Acres
Potential Units: 50-350



Product Type

Single Family Rental
Multi-Family Rental



Construction Type

Single Family Rental (8-15 du/acre)
Multi-Family Rental

- Garden/Walk-Up (up to 28 du/acre)
- Wrap (up to 58 du/acre)

What Makes a Good Site?

- Submarket supports project type
- Utilities available to site
- Good supporting services: jobs, retail, schools
- Stable to improving area
- Easy ingress/egress
- Good visibility and marketing window

Dealing With Project Opposition

- Pro-active community outreach program
- Identify and create project proponents
- Include political decision makers in outreach effort

Contact

Mr. Lauren A. Brockman, Principal

Office: 303-578-4957 | Mobile: 303-888-6421
lbrockman@crhreg.com

Mr. Peter Porraro, Principal

Mobile: 973-420-3971
pporraro@crhreg.com

Our Development Track Record



FalconView Apartments
Colorado Springs, CO

FalconView is a 288-unit garden community located in northern Colorado Springs, Colorado. The community consists of one, two and three bedroom units.



2785 Speer
Denver, CO

2785 Speer is in the highly desirable Highlands neighborhood within West Denver. The community is comprised of 332 multifamily rental homes and 10,801 square feet of retail space.



4400 Syracuse
Denver, CO

4400 Syracuse is a 316 4-story surfaced parked community adjacent to the Denver Technological Center.



Gateway II
Greeley, CO

Gateway II is a second phase to Gateway I which was developed in 1986. The new phase will consist of 144 units with both one- and two-bedroom units.



Retreat at The Flatirons
Broomfield, CO

The Retreat at The Flatirons is a 374-unit multifamily garden community located in Broomfield, Colorado. The community consists of one, two and three bedroom units.



Retreat at the Park
Denver, CO

Retreat at the Park is a 240-unit community located in Denver, Colorado, on the site of the old Sisters of Mercy Hospital at the northeast corner of Fillmore and Sixteenth Street.

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