

## REQUEST FOR EXPRESSION OF INTEREST

City and County of Denver | Department of Finance | Division of Real Estate on behalf of the  
Department of Housing Stability

Request for Expression of Interest (“REOI”)  
for the potential sale of Motels, Hotels and/or Multifamily Properties to the City and County  
of Denver

### Description

The City and County of Denver (“CCD”), Department of Housing Stability (“HOST”) is seeking expressions of interest from property owners to sell hotels, motels and/or multifamily properties to the city and/or its partners. The city desires to receive expressions of interest only from qualified potential sellers. The properties to be acquired must meet these specific qualifications:

### Acquisition Property Requirements

- 40+ room hotel, motel, or multifamily facility
- Located within the City and County of Denver
- Close proximity to transit, such as fixed rail transportation (within 1/2 mile) or high frequency bus (within 1/4 mile)
- Owner must have evidence of site control and ability to proceed with a disposition
- Property must be vacant at closing
- Owner must be able to terminate all services agreements upon closing. CCD will not assume any leases or contracts.

### Preferred Property Features

- Near food sources such as grocery store or market
- ADA compliant rooms (5% of the total number of rooms) and ADA compliant access to the building
- Fire suppression and notification system
- Outdoor space for guest seating
- Pet relief area and/or grassy area that could be converted to a dog run
- On-site residential laundry facility
- On-site commercial laundry facility
- On-site community room
- On-site parking for guests and staff
- Office space for staff

**THIS IS A REQUEST FOR EXPRESSIONS OF INTEREST ONLY.** This REOI is issued solely for information and planning purposes – it does not constitute an offer to purchase by the city. This request for information does not commit the City and County of Denver to any agreement whatsoever. Responders are advised that the city will not pay for any information or administrative costs incurred in response to this REOI; all costs associated with responding to this REOI will be solely at the responder’s expense.

## Responses & Questions

Responses for the request are due by 2:00 pm August 31, 2021, Mountain Standard Time.

Questions and responses should be sent to via e-mail to [Realestate@denvergov.org](mailto:Realestate@denvergov.org) with attention to Lisa Lumley, Interim Director of the Division of Real Estate.

Lisa Lumley | Interim Director  
City and County of Denver | Department of Finance | Division of Real Estate  
201 W Colfax Avenue, Suite 1010  
Denver, CO 80202  
Office Phone: 720.913.1515

Questions must be submitted by e-mail to Lisa Lumley at [realestate@denvergov.org](mailto:realestate@denvergov.org) between July 1 and August 15, 2021. Questions must include the company, telephone number, e-mail address and the name of the interested party as well as a reference to the Request for Expression of Interest for the potential sale of Motels, Hotels and/or Multifamily Properties to the City and County of Denver. Responses to submitted questions will be provided by August 31, 2021. Final response submissions are due by 2:00 pm August 31, 2021, Mountain Standard Time.

## Other Requested Information

The REOI response proposal shall include the following as a minimum:

1. Name, company, mailing address, phone number and e-mail of designated point of contact.
2. Information regarding the property for sale including asset description, asset location, proposed price, timeline through the point of sale, unit mix and square footage, land size, building square footage and sales price.
3. Owner must disclose any conflicts of interest.
4. If occupied or reserved for occupancy, Owner must provide a timeline for terminating all tenancies.
5. Responders' capacity to implement the sale.
6. Owner must supply proof of Good Standing with the State of Colorado.

## Summary

**THIS IS A REQUEST FOR EXPRESSIONS OF INTEREST ONLY.** The information provided in the REOI is subject to change and is not binding on the City and County of Denver. The City and County of Denver has not made a commitment to procure any property in particular, and release of this REOI should not be construed as such a commitment or as authorization to incur cost for which reimbursement would be required or sought.