

OFFERING MEMORANDUM



9407 E 17TH AVENUE AURORA, CO 80010
12 UNIT APARTMENTS



This information has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial & residential real estate projects, developments and investments.

Keller Williams Realty Downtown recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property and perform due diligence. All of the information provided herein related to the property is deemed reliable but not guaranteed.

By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements or information provided by Michelle Glass of Keller Williams Urban Elite or its brokers. This Offering Memorandum and the contents are intended to remain confidential except for such information which is in the public domain or is otherwise available to the public.

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CONFIDENTIALITY DISCLAIMER



PROPERTY OVERVIEW

Total Units	12
Year Built	1971
Building GSF	8,295
Land SF	9,525
Land Use	Multifamily 9+ Units
Stories	2
Construction	Frame
HVAC	Baseboard
Parking	12 Off Street Parking
Roof	Shingles

INVESTMENT HIGHLIGHTS

- Turnkey Multifamily investment opportunity in North Aurora
- Eleven 2 Bedroom apartments, One 1 Bedroom apartment
- ALL units were fully remodeled!
- New Landscaping
- New exterior & interior lighting and paint
- New flooring and windows
- Laundry Room with Seller Owned Washer and Dryers
- Great location on a main street for higher visibility that offers a steady flow of leads for new tenants.
- 6.5% Cap Rate!

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PROPERTY OVERVIEW

9407 E 17th Avenue

Go to <https://bit.ly/17thaveApts> for details. 9407 E 17th Avenue is a turnkey Multifamily investment opportunity in North Aurora. Featuring 12 newly updated units, Eleven 2 bedroom apartments, one 1 Bedroom apartment at above a 6% Cap Rate! NEW Landscaping, newly resurfaced parking lot, exterior & interior lighting and paint, and new flooring and windows. Laundry Room with Seller Owned Washer and Dryers. Great location on a main street for higher visibility that offers a steady flow of leads for new tenants. Minutes to the CU Medical Campus and the Lowry Neighborhood. Less Than 2 Miles to Stanley Marketplace and the Central Park neighborhood of Denver.



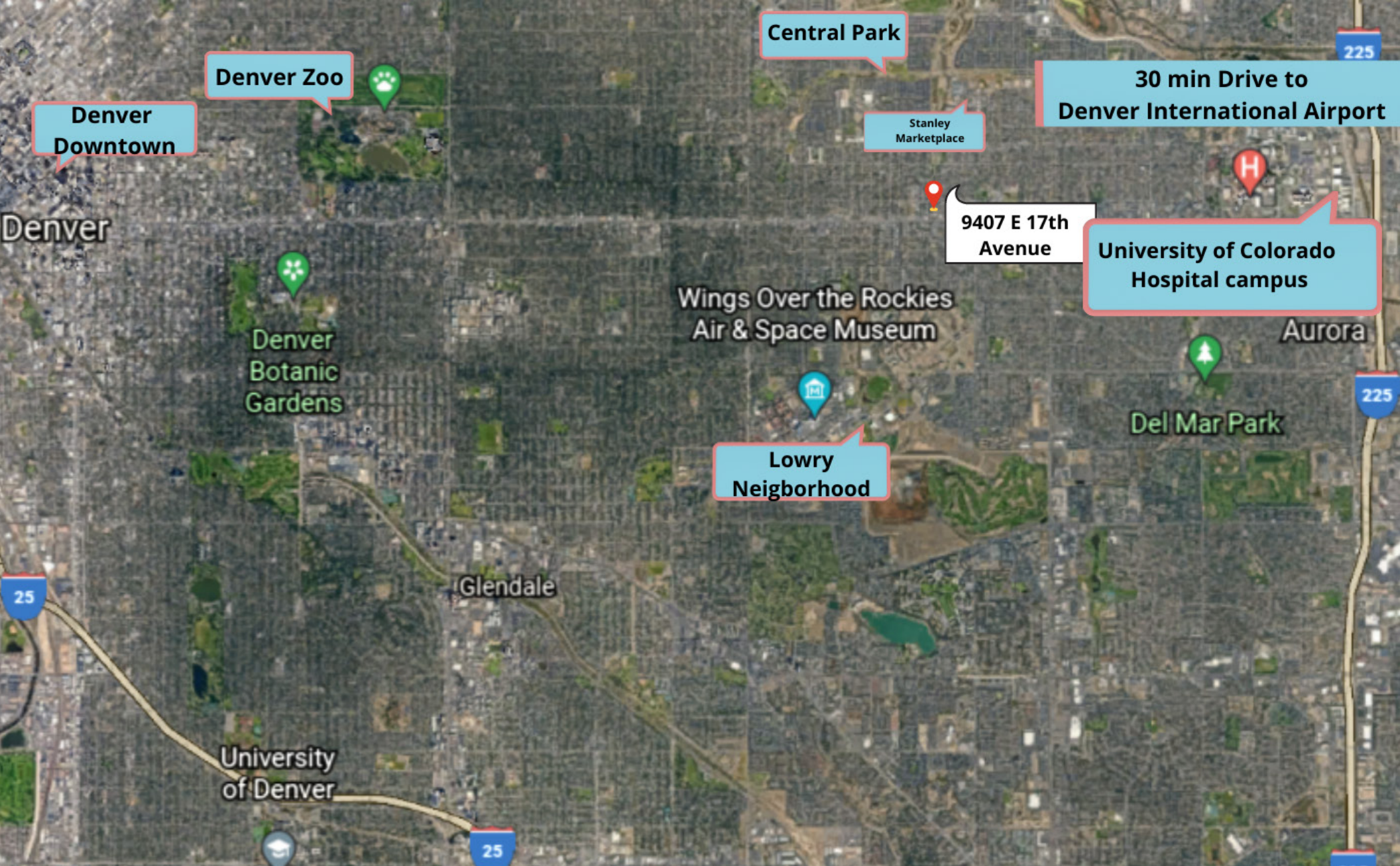
PROPERTY SUMMARY



Scan me to view 9407 E 17th Ave website



PROPERTY PHOTOS



LOCATION MAP



List Price	\$2,270,000	
INCOME	Proforma	
Gross Annual Rental Income	\$215,400	
General Vacancy	8%	(\$17,232)
Effective Rental Income	\$198,168	
Misc. Income - Laundry	\$2,515	
Gross Operating Income	\$200,683	

EXPENSES	Proforma
Property Tax	\$12,150
Insurance	\$5,616
Water	\$7,502
Gas/Electric	\$5,385
Trash	\$1,320
Repairs & Maintenance	\$7,200
Management (7%)	\$14,048
Total Operating Expense	\$53,221
Net Operating Income	\$147,462
Cap Rate	6.5%

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INCOME STATEMENT

Unit	Rent	Bed	Bath	Sq Ft
101	\$ 1,550	2	1	725
102	\$ 1,550	2	1	725
103	\$ 1,550	2	1	725
104	\$ 1,100	1	1	400
201	\$ 1,550	2	1	725
202	\$ 1,550	2	1	725
203	\$ 1,550	2	1	725
204	\$ 1,550	2	1	725
301	\$ 1,350	2	1	725
302	\$ 1,550	2	1	725
303	\$ 1,550	2	1	725
304	\$ 1,550	2	1	725

	Monthly Income	Bed	Bath	Rentable SF
Totals	\$ 17,950	23	12	8,375

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RENT ROLL ANALYSIS



ABOUT NORTH AURORA

The City of Aurora, Colorado (at 160.2 square miles) sits in three different counties: Adams County, Arapahoe County, and Douglas County and lies just east of the City and County of Denver. The city's population was estimated at 379,289 on July 1, 2020 and is currently the 3rd largest city in Colorado and the 54th largest city in America. Aurora is ranked in the top 50 best places to live list.

Activities

Aurora is nicknamed the “Gateway to the Rockies” and welcomes visitors and explorers. It has an ample outdoor recreation opportunities and has its own cultural arts district. Aurora is home to 100 parks and more than 5,000 acres of protected open space that encourage residents to enjoy an active lifestyle. Stanley Marketplace — a food-centric community market equipped to accommodate more than 50 independently owned Colorado businesses — recently opened in Aurora's historic 1954 Stanely Aviation hangar.

Demographics

According to the most recent Census data, the median income for a household in the city was \$62,541. The 2019 population estimate is 379,289, which is a 16.8% increase from 2010. The number of households from 2014-2018 was 128,182 with an average of 2.82 persons per household. Males had a median income of \$35,963 versus \$30,080 for females. The per capita income for the city was \$28,854. About 12% of families and 8.9% of the population were below the poverty line, including 12.0% of those under age 18 and 6.1% of those age 65 or over.

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For More Information Contact

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