

OFFERING MEMORANDUM



1428-1436 CLINTON STREET
AURORA, CO 80010



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 Thomas, Keller Williams Realty Downtown 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.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Each KW Commercial Brokerage Business is Independently Owned and Operated

PHONE: 720-741-0613 | EMAIL: MICHELLEDIRECT@KW.COM | ADDRESS: 3550 W. 38TH AVE. #20 DENVER, CO 80211

CONFIDENTIALITY DISCLAIMER



PROPERTY OVERVIEW

Total Units	8
Year Built- 1428 Clinton	1952
Year Built- 1436 Clinton	1951
Building SF- 1428 Clinton	2,155
Building SF- 1436 Clinton	2,050
Total Building GSF	4,205
Land SF- 1428 Clinton	4,966
Land SF-1436 Clinton	4,356
Total Land SF	9,322
Land Use	Apartments 4-8
Stories	Ranch
Exterior	Brick
HVAC	Wall Furnace
Parking	Lot
Roof	Asphalt Singles

INVESTMENT HIGHLIGHTS

- Turn-key, newly updated 8 unit apartment building
- 6.8% Cap Rate!
- Separate Laundry Room fitting for up to four machines
- Combined lot, two 4-unit buildings
- Near Bus-line
- Assigned parking spaces and plenty of street parking
- Opportunity for value-add through renovations
- Located near UC Health, Children's Hospital, & Veteran's Hospital
- Located in the Federal Opportunity Zone Area

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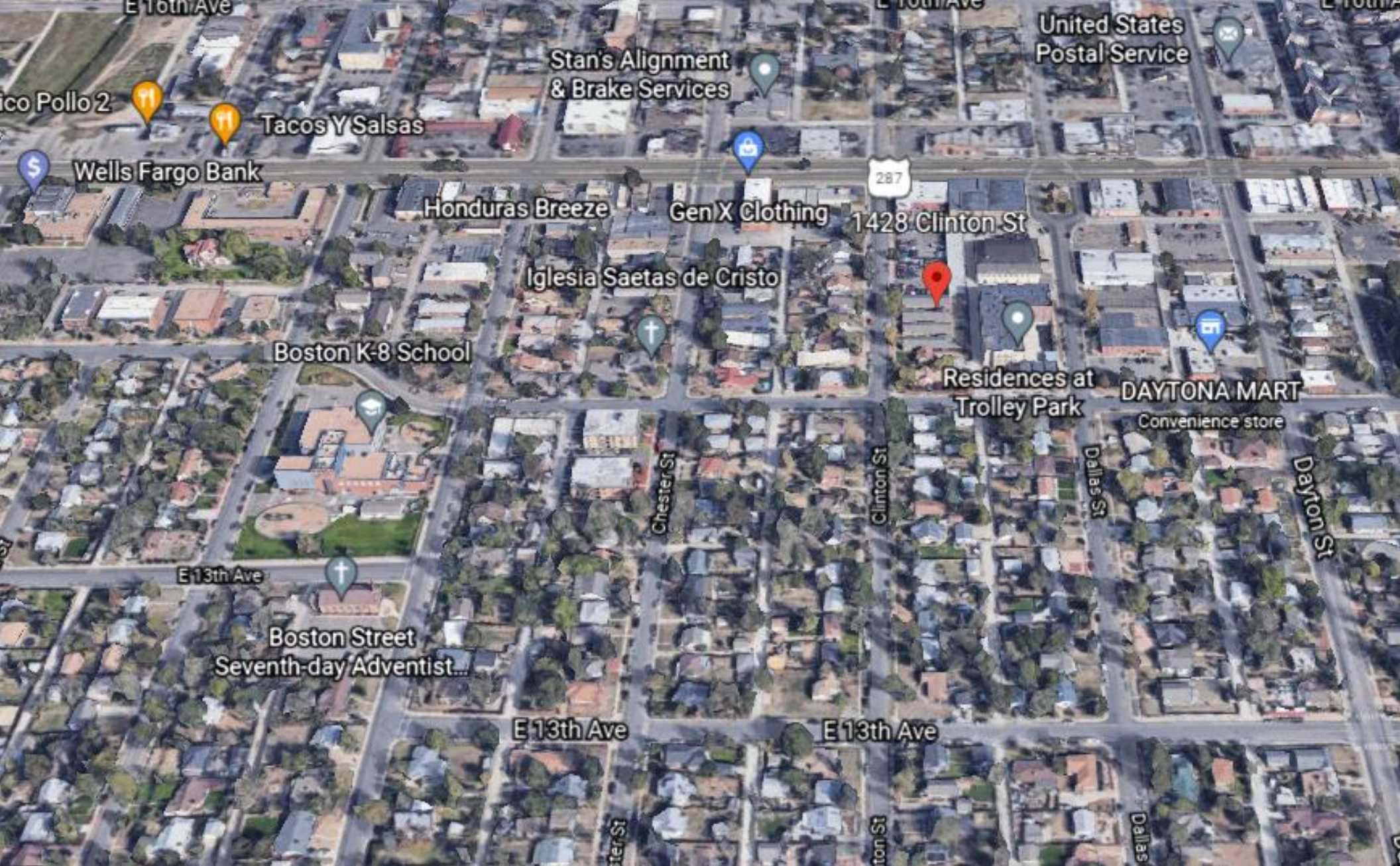
PROPERTY OVERVIEW



PROPERTY PHOTOS



PROPERTY PHOTOS



LOCATION MAP



List Price	\$1,250,000	
INCOME	Actual	Proforma
Gross Annual Rental Income	\$104,656	\$116,424
General Vacancy 5%		(\$5,821)
Effective Rental Income	\$104,656	\$110,603
Misc. Income - Laundry		\$1,200
Gross Operating Income	\$104,656	\$111,803
Net Operating Income	\$79,427	\$84,442
Cap Rate	6.4%	6.8%

EXPENSES	Actual	Proforma
Property Tax	\$6,516	\$6,519
Insurance	\$2,784	\$3,500
Utilities (Gas/Electric/Trash/Water)	\$6,144	\$6,000
Repairs & Maintenance	\$2,945	\$3,600
Management (7%)	\$6,840	\$7,742
Total Operating Expense	\$25,299	\$27,361

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INCOME STATEMENT

UNIT SUMMARY:

Unit #	Bed-room	Bath	Current	Proforma	Deposit
1428	1	1	\$1,252	\$1,252	\$2,200
1430	1	1	\$1,244	\$1,250	\$2,400
1432	1	1	\$1,200	\$1,200	\$2,400
1434	1	1	\$1,085	\$1,200	\$2,100
1436	1	1	\$1,200	\$1,200	\$2,400
1438	1	1	\$1,200	\$1,200	\$2,400
1440	1	1	\$1,083	\$1,200	\$2,142
1442	1	1	\$1,200	\$1,200	\$2,400
Totals	8	8	\$9,464	\$9,702	\$18,442

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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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"WE HELP OUR CLIENTS BUILD WEALTH THROUGH REAL ESTATE"

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