

OFFERING MEMORANDUM



2200-2208 DAYTON STREET AURORA, CO 80010  
9 UNIT APARTMENTS



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Keller Williams Realty Urban Elite 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.

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## PROPERTY OVERVIEW

Total Units	9
Year Built	1955
Building GSF	7,330
Land SF	15,120
Land Use	Multifamily 9+ Units
Stories	1
Construction	Brick
HVAC	Forced Air, Natural Gas
Parking	Surface

## INVESTMENT HIGHLIGHTS

- Value-Add Opportunity!
- 3 Blocks from Stanley Marketplace of Aurora, Colorado
- 9-Unit Row Home with potential to add a 10th Unit
- 5.8% Pro-forma Cap Rate

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# PROPERTY OVERVIEW

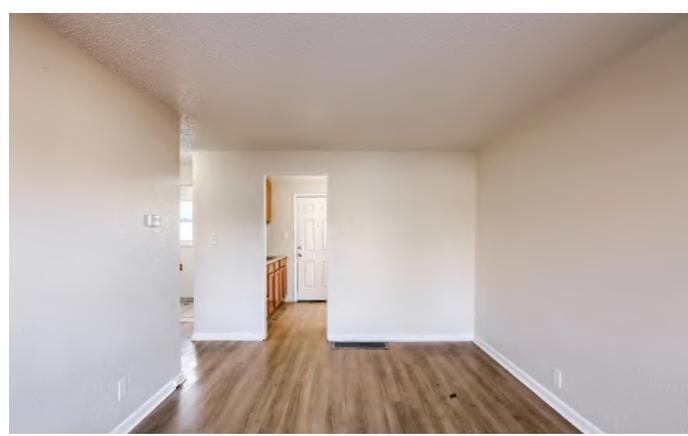
# 2200-2208 Dayton Street

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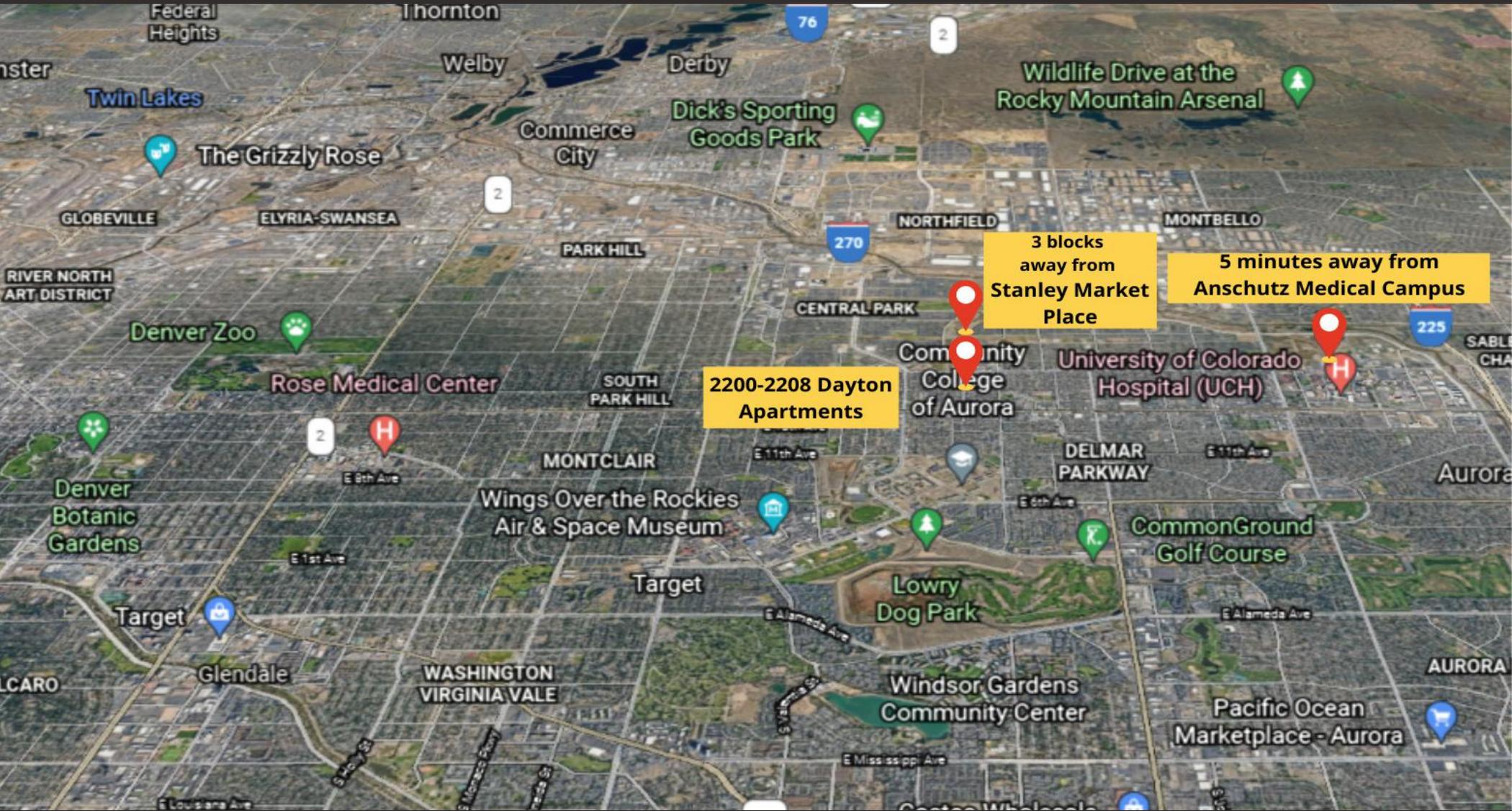
Value-add Opportunity! 9-Unit multifamily property just 3 blocks from Stanley Marketplace of Aurora, Colorado. Unfinished basement has potential to add a 10th unit. Existing leases can easily be increased to market rental rates. Just minutes to University of Colorado Medical Campus, NEW VA hospital, light rail and new developments. Excellent Potential. Hurry this won't last!



PROPERTY SUMMARY



# PROPERTY PHOTOS



# LOCATION MAP



<b>List Price</b>	<b>\$1,700,000</b>
<b>INCOME</b>	<b>Proforma</b>
Gross Annual Rental Income	\$154,800
Misc. Income	\$350
RUBS (Utility Chargeback)	\$3,800
Total Gross Income	\$158,950
Projected Vacancy (6%)	\$9,288
<b>Gross Operating Income</b>	<b>\$149,622</b>

<b>EXPENSES</b>	<b>Proforma</b>
Property Tax	\$10,000
Insurance	\$7,800
Utilities	\$5,900
Pest Control	\$1,250
Trash	\$2,400
Landscaping/Snow Removal	\$8,038
<b>Repairs and Maintenance</b>	<b>\$5,400</b>
Management 7%	\$10,476
<b>Total Operating Expense</b>	<b>\$51,265</b>
<b>Net Operating Income</b>	<b>\$98,397</b>
<b>Cap Rate</b>	<b>5.8%</b>

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# INCOME STATEMENT

<b>Unit</b>	<b>Rent</b>	<b>Bed</b>	<b>Bath</b>	<b>Sq Ft</b>
2200	\$ 1,500	2	1	560
2202	\$ 1,300	1	1	530
2204	\$ 1,300	1	1	530
2206	\$ 1,500	2	1	560
2206.5	\$ 1,500	2	1	560
2208	\$ 1,500	2	1	560
2210	\$ 1,300	1	1	530
2212	\$ 1,500	1	1	530
2214	\$ 1,500	2	1	560

	<b>Monthly Income</b>	<b>Bed</b>	<b>Bath</b>	<b>Rentable SF</b>
<b>Totals</b>	<b>\$12,900</b>	<b>14</b>	<b>9</b>	<b>4,920</b>

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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 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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