



871 S URAVAN COURT AURORA CO, 80017





NEWLY REMODELED AND RENT-READY QUADPLEX

Visit 871Uravan.com for details. Fully remodeled quadplex located in Northeast Aurora. Ask how you can purchase this property with as little as 5% down! Excellent "House Hack" opportunity to live in one unit and rent the other three units. Turn-Key. Includes four, 2-bedroom, 1 bathroom + 1 car garage condo-like apartment homes. ALL UNITS ARE REMODELED. Units rent for \$1750-\$1850/month. Tenants pay all utilities. NEW appliances and washer/dryer in units with private back patios. Separate HVAC for each unit. Kitchens feature Granite/Quartz countertops, stainless steel LG appliances, NEW bathrooms, and new interior and exterior paint. Units feature luxury vinyl plank flooring, and tile in newly remodeled bathrooms. Each unit has a dedicated attached single-car garage and additional off-street parking on a large parking driveway. NEW landscaping and sprinkler system. Great for a 1031 exchange investor or an owner-occupant who wishes to house hack (live in one unit and rent out the other 3 units.) Easy residential financing is available! Close to Denver International Airport, minutes from Buckley Space Force Base, just 25 minutes to Downtown Denver and Denver Tech Center. Located at a bus stop for easy transportation.

www.871Uravan.com

RENT ROLL



Address	Unit #	Beds	Baths	Garage Parking	Sq Ft	Current	Pro-forma
871 S Uravan Court	A	2	1	1	878	\$ Vacant	\$ 1,850
871 S Uravan Court	B	2	1	1	878	\$ 1,800	\$ 1,850
871 S Uravan Court	C	2	1	1	878	\$ 1,750	\$ 1,750
871 S Uravan Court	D	2	1	1	878	\$ 1,750	\$ 1,750
TOTAL		8	4	4	3,512	\$ 5,300	\$ 7,200

Income Statement

List Price	\$1,050,000	\$1,050,000
	Actual	Proforma
Annual Rental Income	\$85,200	\$86,400
Effective Rental Income	\$85,200	\$86,400
General Vacancy (3%)	\$(2,556)	\$(2,592)
Gross Operating Income	\$82,644	\$83,808
Expenses		
Property Tax	\$5,297	\$5,297
Insurance	\$5,300	\$5,300
Repairs and Maintenance	\$1,920	\$2,000
Property Management (8%)	\$-	\$6,912
Total Operating Expense	\$12,517	\$19,509
Net Operating Income	\$70,127	\$64,299
Cap Rate	6.68%	6.12%



FLOOR PLAN - UNIT A



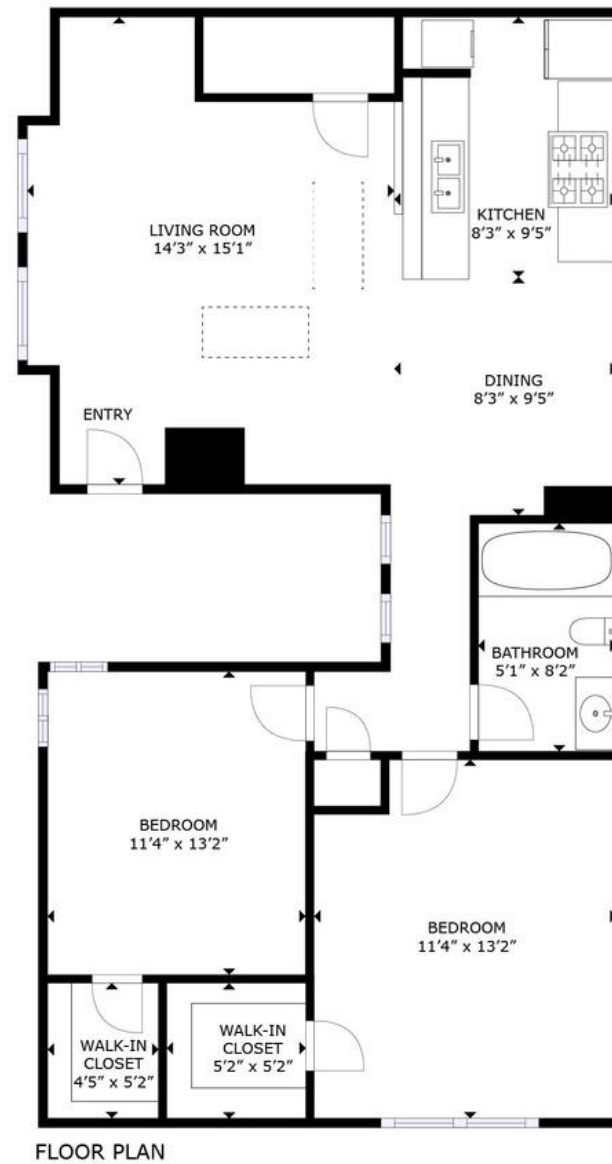
UNIT A - MAIN FLOOR: PRIVATE BACK PATIO + WALKOUT TO GARAGE

FLOOR PLAN - UNIT B



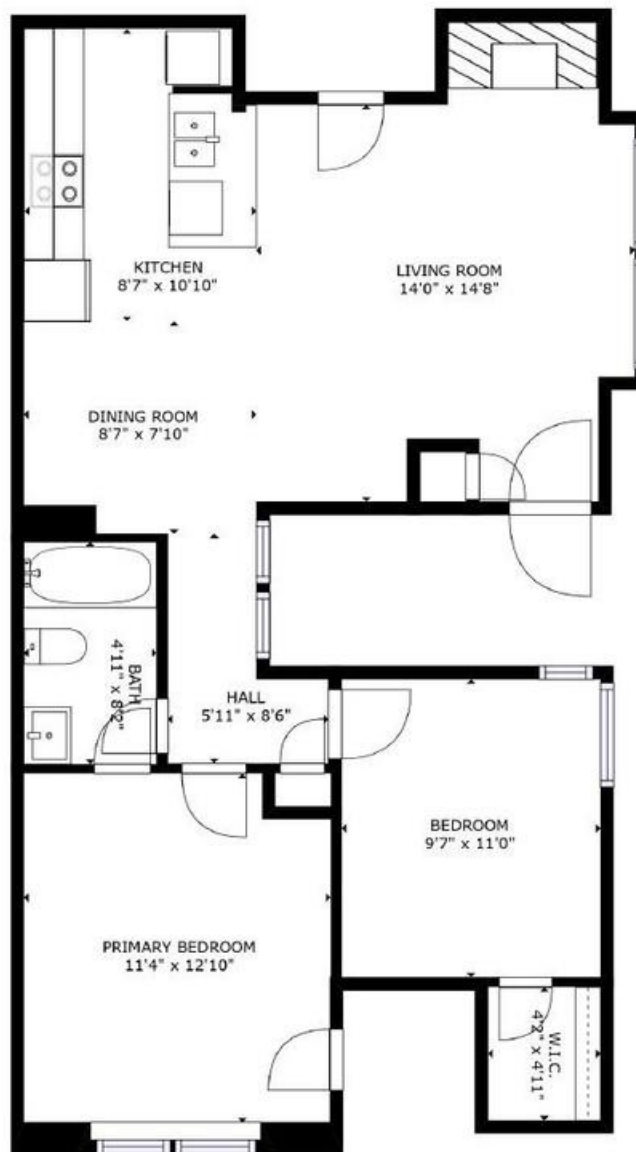
UNIT B - MAIN FLOOR: PRIVATE BACK PATIO + WALKOUT TO GARAGE

FLOOR PLAN - UNIT C



UNIT C - SECOND FLOOR: VAULTED CEILINGS + STAIRS TO GARAGE ON MAIN FLOOR

FLOOR PLAN - UNIT D



UNIT D - SECOND FLOOR: VAULTED CEILINGS + STAIRS TO GARAGE ON MAIN FLOOR

PHOTOS - UNIT A



PHOTOS - UNIT B



PHOTOS - UNIT C



PHOTOS - UNIT D





**GLASS
PROPERTIES
GROUP**



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“We help our clients build wealth through Real Estate”

www.871Uravan.com

Property Description

Total Units: 4
Beds: 8
Baths: 4
Garage Parking: 4
Year Built: 1985
Total SF: 3,512
Heating: Forced Air
Cooling: Evaporated Cooling
Construction: Frame, Wood Siding
Roof: Composition

Special Features

- Remodeled Quadplex!
- Four units total - Newly remodeled and rent-ready!
- Condo-like units.
- Attached garages and washer/dryer in units with back patios
- Newly remodeled to include luxury vinyl plank flooring, granite countertops, stainless steel LG appliances, NEW bathrooms and new interior paint.
- Strong rents!

If you have a brokerage relationship with another agency, this is not intended as a solicitation. All information deemed reliable but not guaranteed. Equal Opportunity Housing Provider.

