

OFFERING MEMORANDUM



1434-1436 MACON STREET AURORA, CO 80010
24 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.

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, Keller Williams Realty 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



1434 and 1436 Macon Street are turnkey Multifamily investment opportunity in North Aurora. Featuring 2 12 unit apartment building for a total of 24 units. Near University Of Colorado Denver/Anschutz Medical Campus.

PROPERTY OVERVIEW 1434 MACON STREET

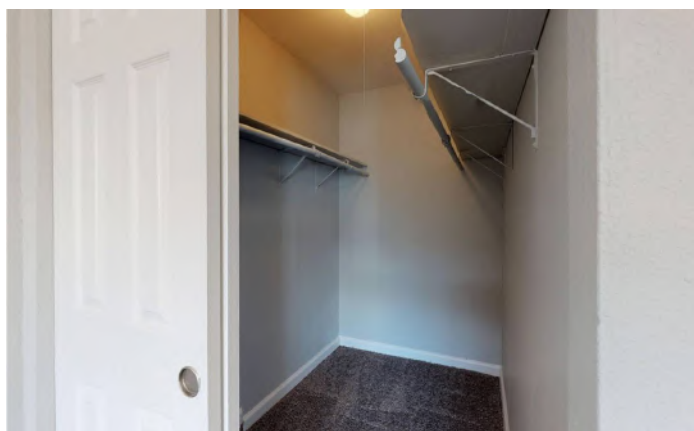
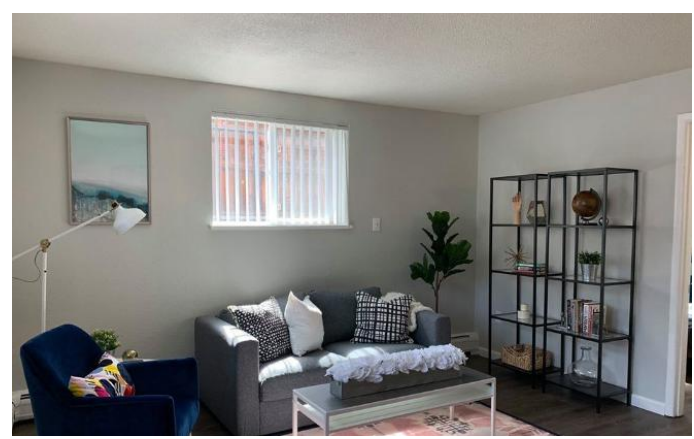
Total Units	12
Year Built	1962
Building GSF	7,389
Land SF	10,106
Land Use	Multifamily 9+ Units
Stories	2
Construction	Masonry

PROPERTY OVERVIEW 1436 MACON STREET

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PROPERTY OVERVIEW



PROPERTY PHOTOS



Lowry Neighborhood
Avg. Home Price \$752,000

Central Park Neighborhood
Avg. Home Price \$750,000

Anschutz Medical
Campus



LOCATION MAP

1434 MACON STREET

Unit #	Beds	Baths	Unit SF	Current
1	1	1	616	\$ 795
2	1	1	616	\$ 1,250
3	1	1	616	\$ 1,250
4	1	1	616	\$ 1,350
5	1	1	616	\$ 895
6	1	1	616	\$ 1,250
7	1	1	615	\$ 925
8	1	1	615	\$ 1,250
9	1	1	615	\$ 1,250
10	1	1	616	\$ 1,250
11	1	1	616	\$ 1,250
12	1	1	616	\$ 1,250
TOTALS	12	12	7,389	\$13,040

1436 MACON STREET

Unit #	Beds	Baths	Unit SF	Current
1	1	1	616	\$ 845
2	1	1	616	\$ 1,250
3	1	1	616	\$ 1,485
4	1	1	616	\$ 1,250
5	1	1	616	\$ 1,250
6	1	1	616	\$ 1,250
7	1	1	615	\$ 895
8	1	1	615	\$ 1,250
9	1	1	615	\$ 1,250
10	1	1	616	\$ 1,350
11	1	1	616	\$ 1,250
12	1	1	616	\$ 1,250
TOTALS	12	12	7,389	\$14,575



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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