

OFFERING MEMORANDUM

9407 E 17th Ave, Aurora, CO 80010



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 Denver, Colorado



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Glendale, CO



EXECUTIVE SUMMARY



9407 E 17th Avenue offers a turnkey, stabilized multifamily investment opportunity in North Aurora. This 12-unit property features eleven updated 2-bedroom apartments and one 1-bedroom apartment. All major capital improvements have been completed, including updated electrical and plumbing systems, a new boiler, and a laundry room with seller-owned washers and dryers. The building is fully up to code and approved to collect higher Section 8 rental income, providing a strong and stable tenant base. Located on a high-visibility main street, the property benefits from excellent exposure and a steady flow of new tenant leads. Just minutes from major employment hubs including the Anschutz University Medical Campus (UCHealth, Children's Hospital, VA Hospital), and close to Stanley Marketplace, Lowry, and Denver's Central Park neighborhood.

This is a rare chance to acquire a fully improved asset in a prime location — a strong value-add for savvy investors looking to maximize cash flow.

HIGHLIGHTS

- Significant capital improvements completed; such as updated electrical systems, plumbing and a NEW boiler
- Well-located asset, just minutes from all Denver has to offer, presents an attractive choice for central Colorado renters
- UCHealth at the University of Colorado Anschutz Medical Campus is less than 2 miles away
- Features a laundry room with seller owned washers and dryers, adding convenience for tenants
- Located just minutes from newly developed A-class buildings and the Stanley Marketplace

INVESTMENT HIGHLIGHTS



SITE ADDRESS

9407 E 17th Avenue Aurora, CO 80010

PROPERTY OVERVIEW

9407 E 17th Avenue is a 12-unit property composed of 1 and bedroom units. It is a well-located asset, just minutes from all Denver has to offer, and it presents an attractive choice for central Colorado renters.

LOCATION OVERVIEW

C class/working class rental apartment homes will be in high demand near the new developments of A class buildings surrounding the Stanley Marketplace Center that offers premium eateries, shopping and wellness services. In addition, just minutes away is the new development of the University of Colorado Anschutz Medical Campus, University of Colorado Hospital, Children's Hospital of Colorado, the Veteran's Affairs Hospital and the site of the developing Fitzsimons Innovation Community, a 125-acre bioscience park for a variety of biomedical research companies. As the medical campus continues its growth, employment in the area will only increase, making employees there and supporting businesses very likely to reach out into the surrounding area for rentals.

PROPERTY SUMMARY

- Number of Units: 12
- Lot Size: 9,583
- Parking: 12 Off-Street Parking Spaces
- Years Built: 1971
- Number of Beds: 23
- Number of Buildings: 1
- Class: C
- Occupancy: 100%

An aerial photograph of a suburban neighborhood. In the foreground, there are rows of single-story houses with dark roofs and light-colored siding. The middle ground is filled with a dense canopy of trees showing vibrant autumn colors in shades of yellow, orange, and red. In the background, a city skyline with several tall buildings is visible, followed by a range of mountains under a clear blue sky with a few wispy clouds.

FINANCIALS and RENT ROLL

FINANCIALS

Sales Price	\$1,750,000
	Proforma
Rental Income	\$227,700
Vacancy (5%)	-\$11,385
RUBS	\$14,100
Misc Income	\$6,000
Total Operating Income	\$236,415
Expenses	
Repairs and Maintenance	\$40,000
Insurance	\$10,500
Management Fees (7%)	\$15,939
Utilities	\$20,000
Taxes	\$18,000
Total Expenses	(\$104,439)
Net Operating Income	\$131,976
Cap Rate	7.54%

RENT ROLL

Unit	BD/BA	Sqft	Market Rent	Rent + Utilities
#101	2/1.00	700	1,600.00	\$1,604.00
#102	2/1.00	700	1,600.00	VACANT
#103	2/1.00	700	1,600.00	\$1,704.00
#104	1/1.00	500	1,375.00	VACANT
#201	2/1.00	700	1,600.00	\$1,604.00
#202	2/1.00	700	1,600.00	VACANT
#203	2/1.00	700	1,600.00	\$1,604.00
#204	2/1.00	700	1,600.00	VACANT
#301	2/1.00	700	1,600.00	VACANT
#302	2/1.00	700	1,600.00	\$1,400.00
#303	2/1.00	700	1,600.00	\$1,400.00
#304	2/1.00	700	1,600.00	VACANT
		8,200	18,975.00	\$9,380.00

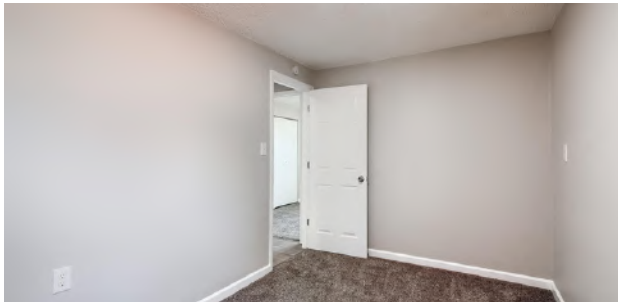
PROPERTY PHOTOS



PROPERTY PHOTOS

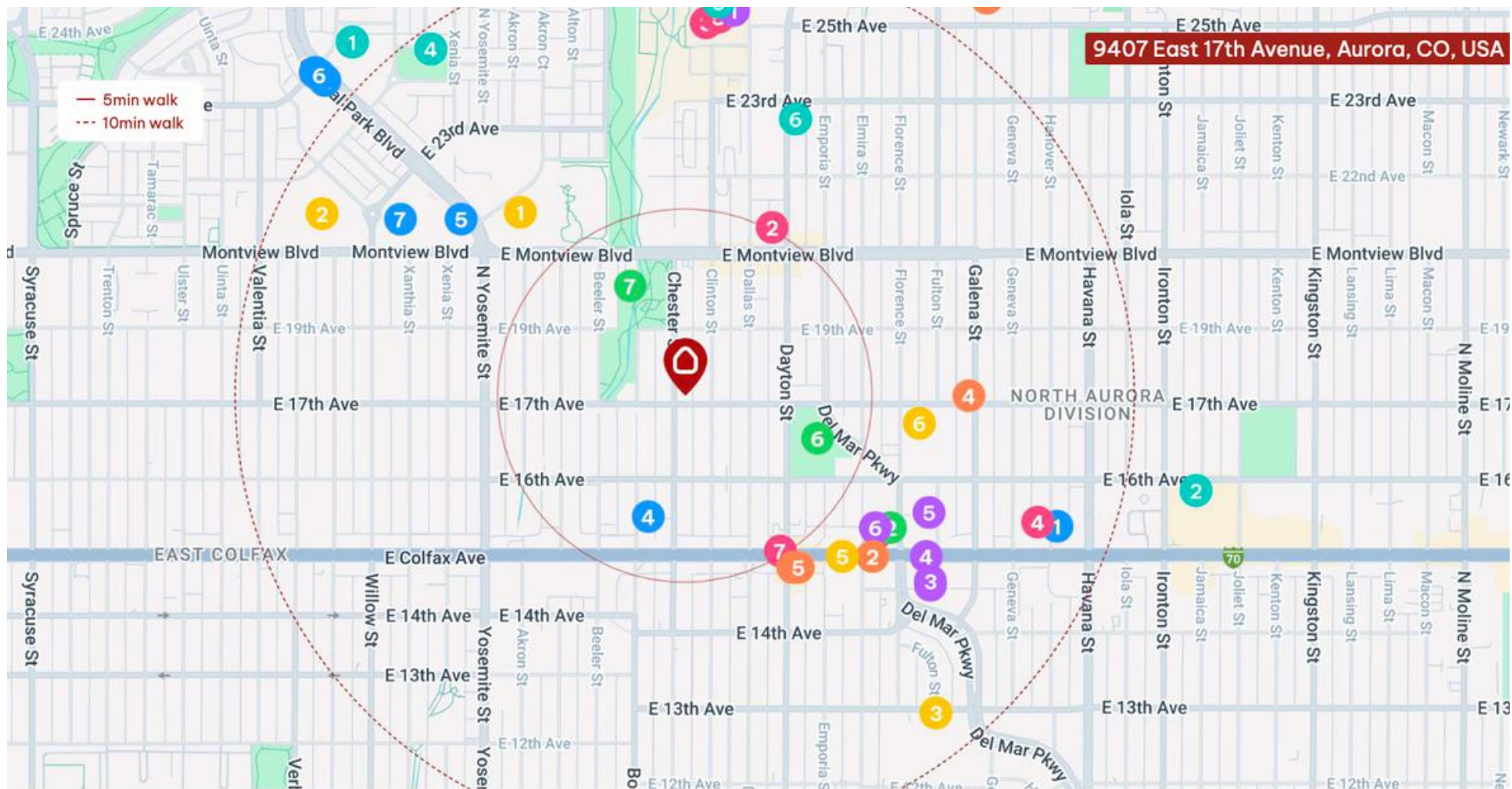


PROPERTY PHOTOS



MAPS





9407 East 17th Avenue, Aurora, CO, USA

HEALTH CLUBS/GYMS

- 1 Comfort Dental Colfax and...
- 2 Colorado Oral Surgery
- 3 Kids Mile High Pediatric Den...
- 4 Adventure Dental, Vision and...
- 5 Smile Studio Dental - Denver
- 6 Central Park Orthodontics
- 7 Steele Dentistry

RESTAURANTS

- 1 Denver Biscuit Company
- 2 Mason's Dumpling Shop - ...

ENTERTAINMENT

- 1 Vintage Theatre
- 2 The People's Building
- 3 The Aurora Fox Arts Center
- 4 Lowry Park
- 5 Roaming Gnome Theatre

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SHOPPING

- 1 Stanley Marketplace

SHOPPING

- 2 DIA INTERNATIONAL MAR...
- 3 De Mi Pais Market
- 4 arc Thrift Stores
- 5 La Plaza Mex Mall.
- 6 Banh & Butter Bakery Cafe

- 6 Aurora City Park

- 7 Montview Park

CULTURE

- 1 Vintage Theatre
- 2 The Aurora Fox Arts Center
- 3 Roaming Gnome Theatre
- 4 Centennial House Museum
- 5 One Night Stand Theater
- 6 Matriarch Mercantile at The...

EDUCATION

- 1 William Roberts Elementary
- 2 DSST: Montview Middle...
- 3 Aurora West College...

EDUCATION

- 4 Westerly Creek Elementary...
- 5 Martin Luther King Jr Library...
- 6 Crawford Elementary School

SPORTS

- 1 TOCA Soccer and Sports...
- 2 Planet Fitness
- 3 TWST Fitness Central Park
- 4 Puddle Jumper Pool
- 5 Bounce Gymnastics CO
- 6 Mach983 CrossFit - Aurora,...

9407 East 17th Avenue / 17



AREA OVERVIEW

Aurora

Aurora, Colorado is a vibrant city located in Arapahoe, Adams, and Douglas counties. As the third-most-populous city in Colorado, it boasts a diverse community with a blend of suburban and urban lifestyles. The city's proximity to Denver enhances its appeal, while meticulously planned neighborhoods and a strong military presence add to its character. Aurora is renowned for its rich history and dynamic culture, making it a hidden gem for residents and visitors alike.

Recreational Delights

Aurora offers a plethora of recreational opportunities, perfect for outdoor enthusiasts. The city manages over 100 parks and spans more than 6,000 acres of open space. Key attractions include:

- Cherry Creek State Park: A popular spot for hiking, fishing, and boating on its reservoir.
- Aurora Reservoir: Ideal for water activities such as kayaking, paddleboarding, and picnicking.
- Jewell Wetlands: Featuring beautiful trails and unique wildlife viewing opportunities.
- Plains Conservation Center: A nature area that offers educational programs and trails through native prairie.

Outdoor sports are also a highlight, with several golf courses such as the award-winning Aurora Hills and Meadow Hills courses. The Aurora Sports Park, which hosts regional tournaments, underscores the city's commitment to active living.

Culinary scene

Aurora's culinary scene is a melting pot of flavors, showcasing a wide array of cuisines reflecting its diverse population. The city is known for:

- Central Aurora: A hotspot for Asian cuisines, including Vietnamese and Chinese restaurant favorites.
 - Havana Street: A vibrant strip lined with eateries, offering tastes of Latin American delights, and great local spots for burritos and tacos.
 - Stanley Marketplace: A unique gathering of local vendors featuring craft beer, artisanal food, and trendy dining options.
 - Craft Breweries: Numerous craft breweries have emerged, with a focus on locally sourced ingredients and unique brews.
- The culinary scene is continually evolving, with food festivals showcasing the city's diverse palette and fusion cuisine.

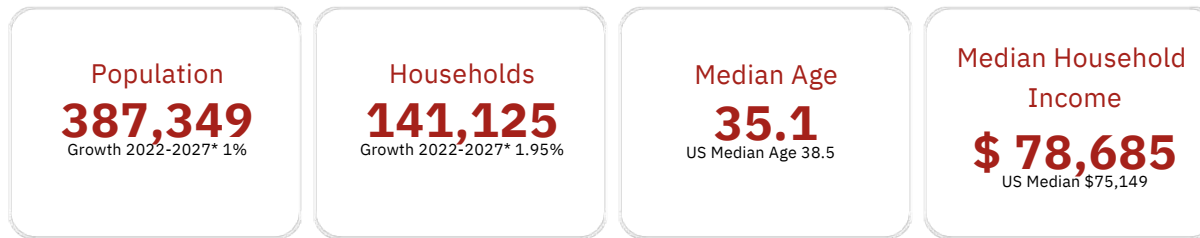




DEMOGRAPHICS and MARKET OVERVIEW

Demographics

- 387,349 residents in the Aurora metro area, making it the third-most populous city in Colorado.
- Median age of 35.1, slightly younger than the national median of 38.5 years.
- Median household income of \$78,685, which is higher than the national median of \$75,149.



2022 POPULATION BY AGE



Quality of Life

Aurora boasts a high quality of life with excellent recreational opportunities, a diverse culinary scene, and a strong sense of community. The city's well-maintained parks, quality educational institutions, and vibrant arts scene contribute to a fulfilling living environment.

Sports

Soccer

Colorado Rapids

Basketball

Aurora Cavalry

Baseball

Aurora Grizzlies

Ice Hockey

Aurora Sports Park Crushers

Education

University of Colorado Anschutz Medical Campus

Arapahoe Community College

Aurora Central High School

Rangeview High School

Arts & Entertainment

Aurora Fox Theatre & Arts Center

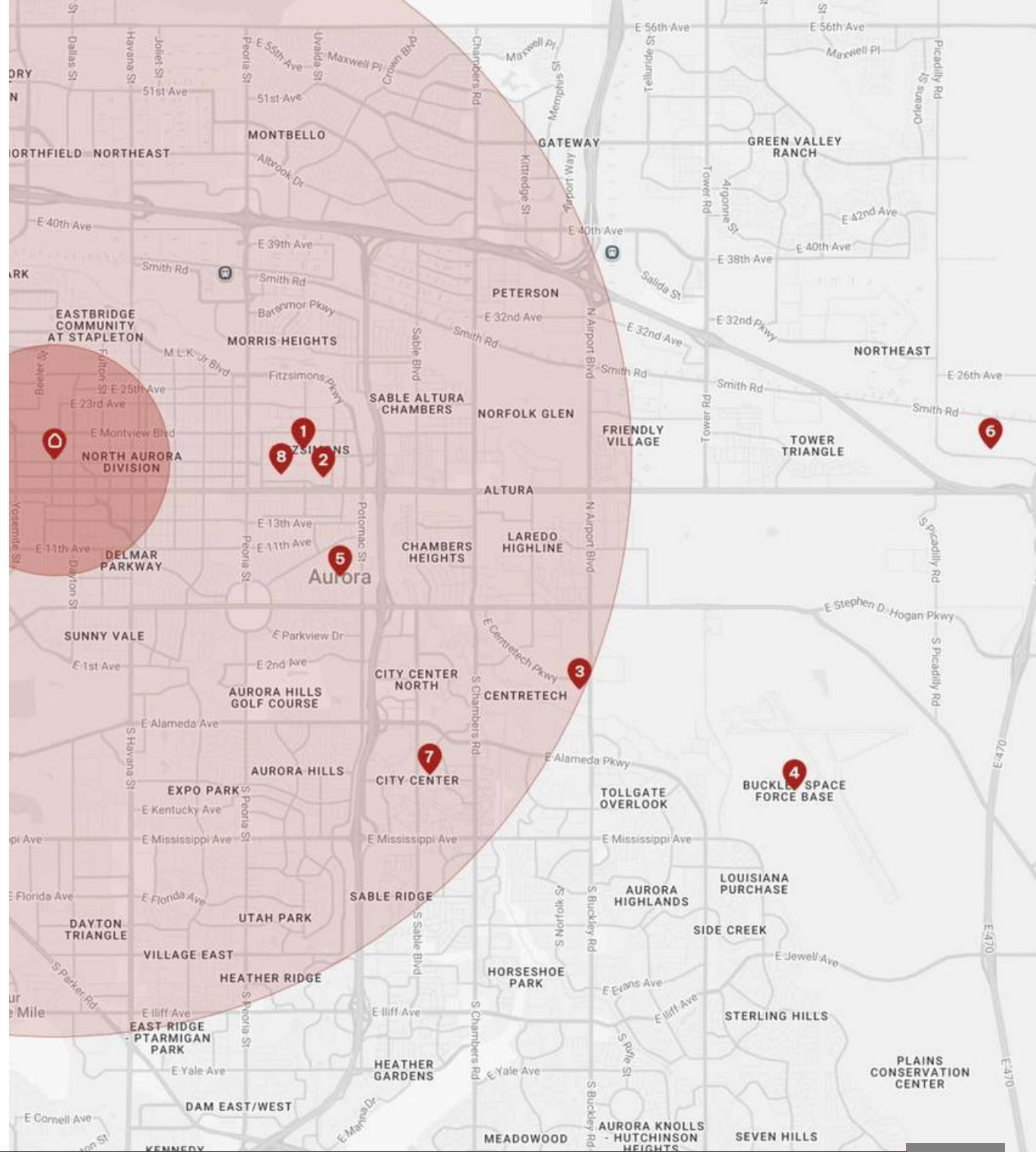
Stanley Marketplace

Aurora History Museum

The People's Building

Employers

- 1 Anschutz
- 2 Children's Hospital Colorado Anschutz Medical Campus, Aurora
- 3 Raytheon Aurora
- 4 Buckley Space Force Base
- 5 Aurora
- 6 Amazon - DEN2 AURORA CO
- 7 Kaiser Permanente Aurora Centrepont Medical Offices
- 8 UCHealth University of Colorado Hospital



Employment

5.47%
Unemployment rate

Health Care and Social Assistance	12.77%
Retail Trade	10.37%
Construction	9.79%
Accommodation and Food Services	8.01%
Transportation and Warehousing	7.6%
Professional, Scientific and Technical Services	7.22%
Educational Services	6.81%
Administrative and Support and Waste Management Services	6.03%
Other	31.39%



FACTORY
FASHION

MEET THE TEAM

LIVE JAZZ
@
FACTORY
FASHION
NO COVER
LAST SUNDAY OF EVERY MONTH
ALL AGES WELCOME 1PM - 3PM

INDUSTRIAL
LUXURY

MEET THE TEAM



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Stanley

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