

OFFERING MEMORANDUM

48 Unit Turnkey Multifamily Portfolio Sale of 4 Properties

NORTH AURORA COLORADO PORTFOLIO SALE 4 MULTIFAMILY PROPERTIES | 48 UNITS

Prepared By:

Michelle Glass | Senior Real Estate Broker
720.575.2870 | MichelleDirect@kw.com

Tanerra Shields | Director of Operations
720.575.2870 | TanerraShields@kw.com



GlassPropertiesGroup.com



MichelleDirect@KW.com



720-575-2870



Denver, Colorado

A photograph of a city skyline, likely Denver, featuring a river in the foreground, a bridge, and various buildings, including a tall skyscraper under construction with a crane. The image is partially obscured by a red diagonal line and a red horizontal bar.

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Exclusively Presented by: Glass Properties Group
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GlassPropertiesGroup.com



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Denver, CO



EXECUTIVE SUMMARY and INVESTMENT HIGHLIGHTS

48-Unit Turnkey Multifamily Portfolio | Value-Add + In-Place Cash Flow | North Aurora, CO

- **10201 E Colfax Ave Aurora, CO 80010 (\$900,000)**
 - 7 Unit Mixed Use Building (3 retail spaces, 4 residential units)
- **1342 Macon Street Aurora, CO 80010 (\$1,320,000)**
 - 12 Unit Multifamily Building
- **1350 Macon Street Aurora, CO 80010 (\$1,320,000)**
 - 12 Unit Multifamily Building
- **500 Dayton Street Aurora, CO 80010 (\$1,955,000)**
 - 17 Unit Multifamily Building

EXECUTIVE SUMMARY



Introducing a rare opportunity to acquire a 48-unit multifamily portfolio made up of 4 separate buildings at a 6.14% cap, all situated within a quarter-mile radius in the rapidly transforming North Aurora submarket. This portfolio has undergone extensive renovations, with every unit upgraded to C-class standards, and benefits from affordable rental rates in a high-demand corridor adjacent to the University of Colorado Anschutz Medical Campus. The area's workforce housing demand remains robust, supported by nearby major hospitals, retail, and public transit.

A new operator can capitalize on:

- Immediate upside through lease-up of current vacancies caused by previous management issues, now being stabilized.
- Operational efficiency via consolidated geographic footprint.
- Optional in-house property management team, allowing for hands-on control or seamless transition to third-party management.

This portfolio is ideally positioned to deliver both steady cash flow and long-term appreciation with the opportunity to push rents, reduce vacancy, and implement a RUBS utility reimbursement program if desired.

HIGHLIGHTS

- 48 Total Units Across 4 Separate Properties – All located within a compact 0.25-mile radius in North Aurora, CO.
- Significant Capital Improvements Completed – Seller has invested in extensive CapEx across the entire portfolio, with all units remodeled to C-class standards.
- Strong Value-Add Opportunity – Current 12.5% vacancy presents immediate upside due to prior tenant vetting issues; leasing velocity is improving rapidly.
- Efficient Operational Scale – Dense cluster allows for economies of scale in management, maintenance, and leasing operations.
- In-House Management Team Available – Seller will convey the existing team: 2 leasing agents/property managers, 1 bookkeeper, 2 maintenance staff – offering seamless continuity.
- Affordable Housing in High-Demand Location – Strategically positioned near University of Colorado Anschutz Medical Campus, VA Hospital, Children's Hospital, and Fitzsimons Innovation Campus.
- Proximity to Affluent Neighborhoods – Bordering Central Park Denver, Lowry, and Stapleton, supporting long-term appreciation.
- Strong Section 8 Demand – Area supports stable income with Section 8 rent levels, ideal for workforce housing strategies.
- Scalable Asset for Institutional or Mid-Size Operators – Ideal portfolio to expand footprint or enter the North Aurora market with critical mass.

INVESTMENT HIGHLIGHTS



SITE ADDRESSES

500 Dayton Street Aurora, CO 80010
1342 Macon Street Aurora, CO 80010
1350 Macon Street Aurora, CO 80010
10201 E Colfax Ave Aurora, CO 80010

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.

PORTFOLIO SUMMARY

- Number of Units: 48
- Number of Beds: 64
- Number of Buildings: 4
- Class: C



FINANCIALS and RENT ROLL

Financial Analysis

	10201 Colfax	500 Dayton	1342 Macon	1350 Macon	TOTAL
Special Portfolio Sale Price	\$900,000	\$1,955,000	\$1,320,000	\$1,320,000	\$5,495,000
Unit Count	7	17	12	12	48
Income					
Rental Income	\$86,179	\$252,963	\$143,707	\$167,842	\$650,690
Total Gross Rental Income	\$86,179	\$252,963	\$143,707	\$167,842	\$2,161,811
Expenses					
Property Management & Marketing	\$10,710	\$15,353	\$11,515	\$11,515	\$49,093
Legal Services	\$1,101	\$513	\$3,050	\$2,563	\$7,227
Cleaning & Maintenance	\$142	\$2,160	\$244	\$244	\$2,790
Repairs and Improvements	\$9,620	\$7,917	\$10,273	\$12,559	\$40,369
Utilities					
Electric	\$5,058	\$12,678	\$6,136	\$10,724	\$34,596
Water	\$3,502	\$15,463	\$7,467	\$8,184	\$34,616
Trash	\$3,249	\$11,226	\$6,181	\$7,542	\$28,198
Total Utilities	\$11,809	\$39,367	\$19,784	\$26,450	\$97,410
Insurance	\$8,561	\$17,177	\$13,151	\$17,157	\$56,046
Property Tax	\$21,904	\$16,742	\$9,747	\$9,372	\$57,756
Other General & Administrative	\$384	\$725	\$555	\$555	\$2,218
Total Expenses	\$64,258	\$100,018	\$68,364	\$80,460	\$313,100
Net Operating Income	\$21,921	\$152,945	\$75,343	\$87,382	\$337,590
Cap Rate					6.14%

UNIT MIX RENT ROLL ANALYSIS- FULL PORTFOLIO

Unit Type	Unit Count	Average Current Market Rent	Pro Forma Rent	Current Market Rate Income	Pro-Forma Monthly Income
1 Bedroom	14	\$1,215	\$1,300	\$17,010	\$18,200
2 Bedroom	22	\$1,515	\$1,600	\$33,330	\$35,200
3 Bedroom	2	\$1,802	\$2,000	\$3,604	\$4,000
NNN	3	\$2,000	\$2,300	\$6,000	\$6,900
Studio	7	\$959	\$1,000	\$6,713	\$7,000
Grand Total	48	\$7,491	\$8,200	\$66,657	\$71,300

PROPERTY PHOTOS



EXTERIOR PHOTOS (10201 E Colfax Ave)



EXTERIOR PHOTOS (500 Dayton St)



EXTERIOR PHOTOS (1342 Macon St. and 1350 Macon St.)



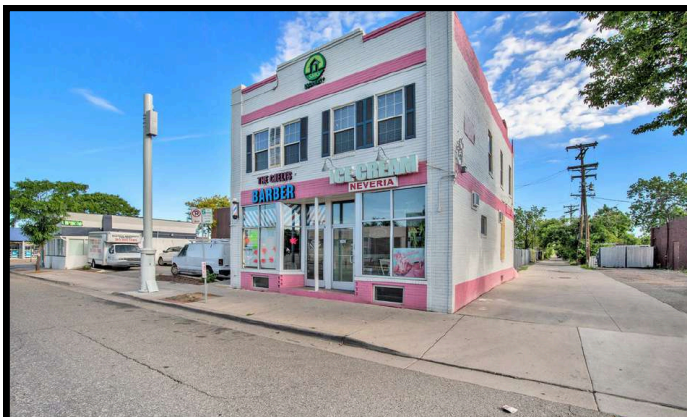
INTERIOR PHOTOS



INTERIOR PHOTOS



PROPERTY OVERVIEW



Property Address:
10201 E Colfax Ave. Aurora, CO 80010

Portfolio Price	\$900,000
# Units	7
Building Size	3,970 Square Feet
Lot Size	6,970 Square Feet
Parking Spaces	8
Year Built	1936



Property Address:
500 Dayton Street Aurora, CO 80010

Portfolio Price	\$1,955,000
# Units	17
Building Size	13,590
Lot Size	12,197
Parking Spaces	21
Year Built	1962

PROPERTY OVERVIEW



Property Address:
1350 Macon Street Aurora, CO 80010

Portfolio Price	\$1,320,000
# Units	12
Building Size	8,424 Square Feet
Lot Size	7,841 Square Feet
Parking Spaces	12
Year Built	1972



Property Address:
1342 Macon Street Aurora, CO 80010

Portfolio Price	\$1,320,000
# Units	12
Building Size	8,424 Square Feet
Lot Size	8,102 Square Feet
Parking Spaces	18
Year Built	1972

MAPS







AREA OVERVIEW

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.

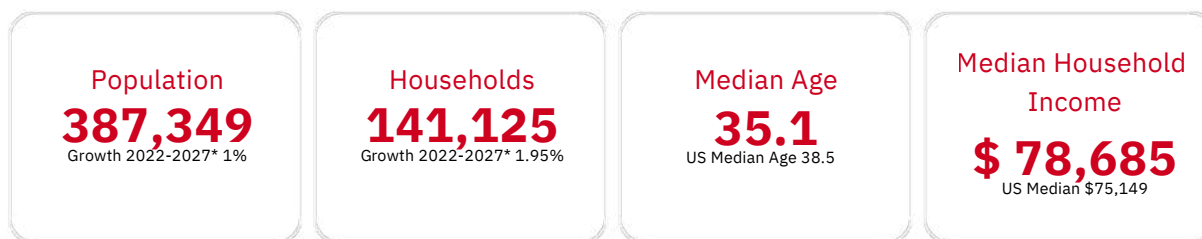




DEMOGRAPHICS and MARKET OVERVIEW

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

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

INDUSTRIAL
LUXURY

MEET THE TEAM



Michelle Glass

Senior Advisor
720.575.2870 | MichelleDirect@kw.com

Michelle Glass is an experienced Residential Realtor and Commercial Real Estate Broker in Denver, Colorado. As a Denver Real Estate Advisor, she helps her clients sell or purchase their home and then assist them in building their real estate investment portfolio. Her team works with home buyers and sellers and markets Denver homes for sales like Single-family houses, Townhomes, and Condos. She also specializes in working with investors who wish to sell or purchase Fix and Flips, urban land lots, Multifamily and Apartment Buildings, and other Commercial property. Michelle specializes in Denver Real Estate Investors. She sells real estate in the Denver Metro Area and throughout the Colorado Front Range.



Tanerra Shields

Director of Operations
720.575.2870 | TanerraShields@kw.com

Tanerra grew up in Central Illinois and moved to Denver shortly after graduating college with her Masters in Accounting. After getting her Colorado real estate license in 2020, she mastered the ins and outs of each Denver neighborhood and the surrounding communities by assisting renters to find apartments and later transitioning into full time residential real estate. She prides herself in customer service by using an aggressive and light-hearted attitude when it comes to assisting clients in the home buying or selling process. The mountains are what brought her to Colorado, and she loves spending time with her husband and their two mini-goldendoodles, camping, skiing and playing volleyball.



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