

OFFERING MEMORANDUM

1588 Macon Street, Aurora, CO 80010



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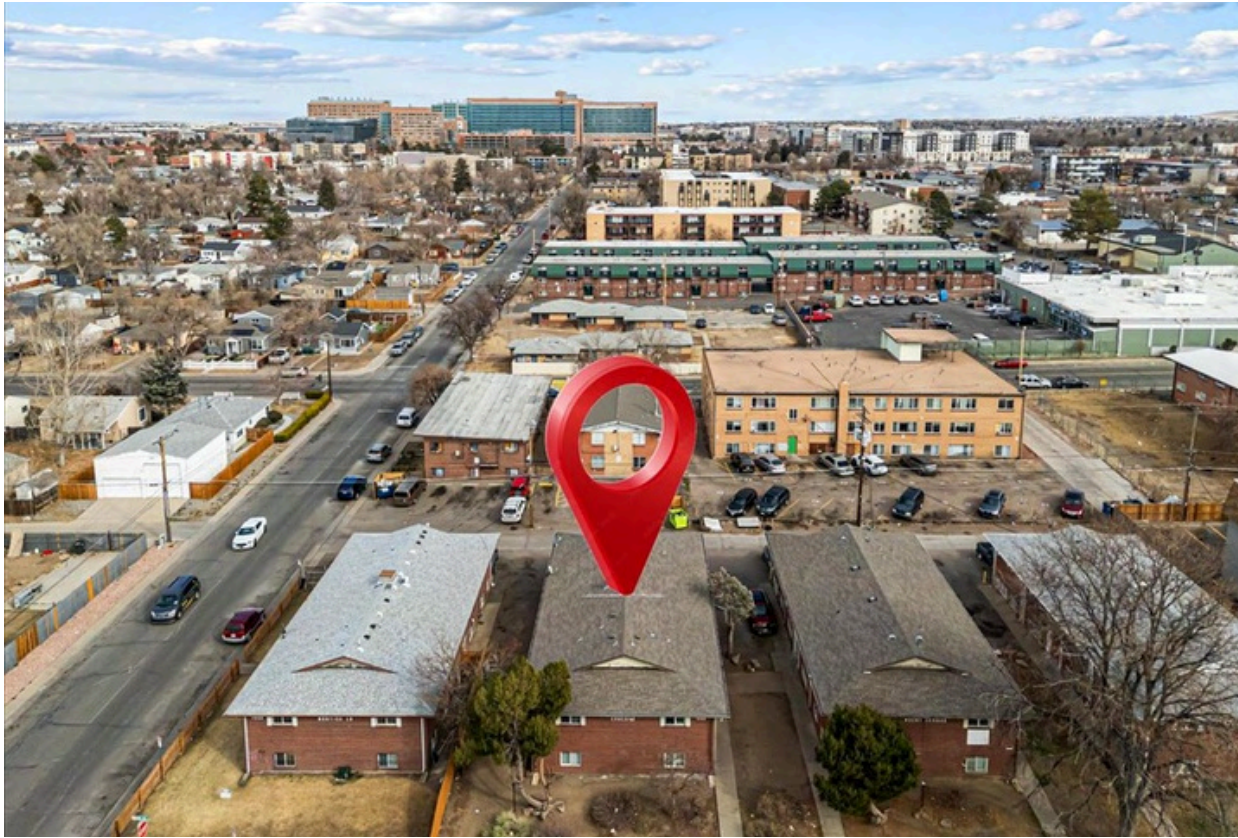
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 Glendale, CO



EXECUTIVE SUMMARY



Exceptional investment opportunity at 1588 Macon St – an updated 8-unit multifamily property located in a high-demand Aurora rental corridor less than one mile from the Anschutz Medical Campus and UCHHealth University of Colorado Hospital.

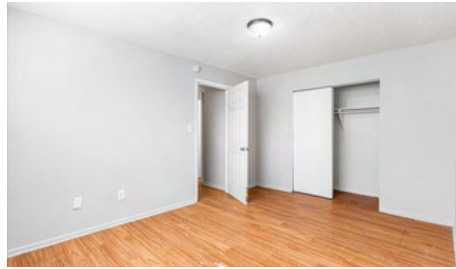
This well-maintained apartment building features updated interiors, offering modern finishes that attract medical professionals, hospital staff, students, and workforce tenants. Strong proximity to one of Colorado's largest employment centers provides consistent rental demand and long-term stability.

Situated under 10 minutes from Stanley Marketplace, residents enjoy convenient access to dining, retail, fitness, breweries, and entertainment. Easy access to major commuter routes, public transportation, and surrounding amenities further enhances tenant appeal.

HIGHLIGHTS

- Updated Interiors with Modern Finishes
- Less Than 1 Mile to Anschutz Medical Campus
- Located in High-Demand Aurora Rental Corridor
- Under 10 Minutes to Stanley Marketplace
- Walkable Access to Dining, Retail & Entertainment
- Easy Access to Major Commuter Routes & Public Transit
- Positioned Near One of Colorado's Largest Employment Hubs

INVESTMENT HIGHLIGHTS



SITE ADDRESS

1588 Macon Street, Aurora, CO 80010

PROPERTY OVERVIEW

1588 Macon Street is an 8-unit property composed of 1 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: 8
- Building Size: 5,320 sqft
- Lot Size: 7,116 sqft
- Years Built: 1964
- Number of Beds: 8
- Number of Buildings: 1
- Class: C
- Zoning: OA-G



FINANCIALS and RENT ROLL

FINANCIALS

Sales Price	\$950,000
	Proforma
Rental Income	\$99,480
Vacancy (7%)	-6,964
RUBS Utility Chargeback	\$14,400
Total Operating Income	\$106,916
Expenses	
Repairs and Maintenance	\$14,800
Insurance	\$5,745
Management Fees (7%)	\$6,476
Utilities	\$15,000
Taxes	\$8,095
Total Expenses	(\$53,116)
Net Operating Income	\$53,800
Cap Rate	6.0%

RENT ROLL

Unit	BD/BA	Sqft	Market Rent	Current Rent
#101	1/1.00	525	\$980.00	\$950.00
#102	1/1.00	525	\$980.00	VACANT
#103	1/1.00	525	\$980.00	VACANT
#104	1/1.00	415	\$980.00	VACANT
#201	1/1.00	525	\$1,100.00	\$1,100.00
#202	1/1.00	525	\$980.00	\$850.00
#203	1/1.00	525	\$980.00	\$900.00
#204	1/1.00	525	\$1,310.00	\$1,310.00
		4,090	\$8,290.00	\$5,110.00

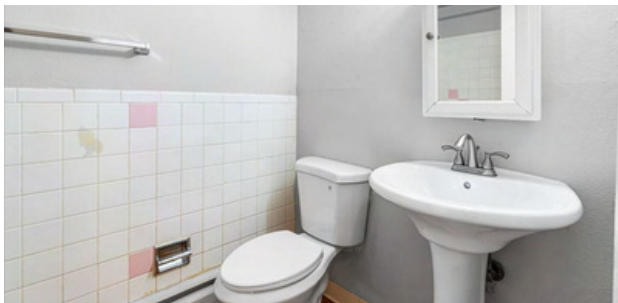
PROPERTY PHOTOS & FLOOR PLANS



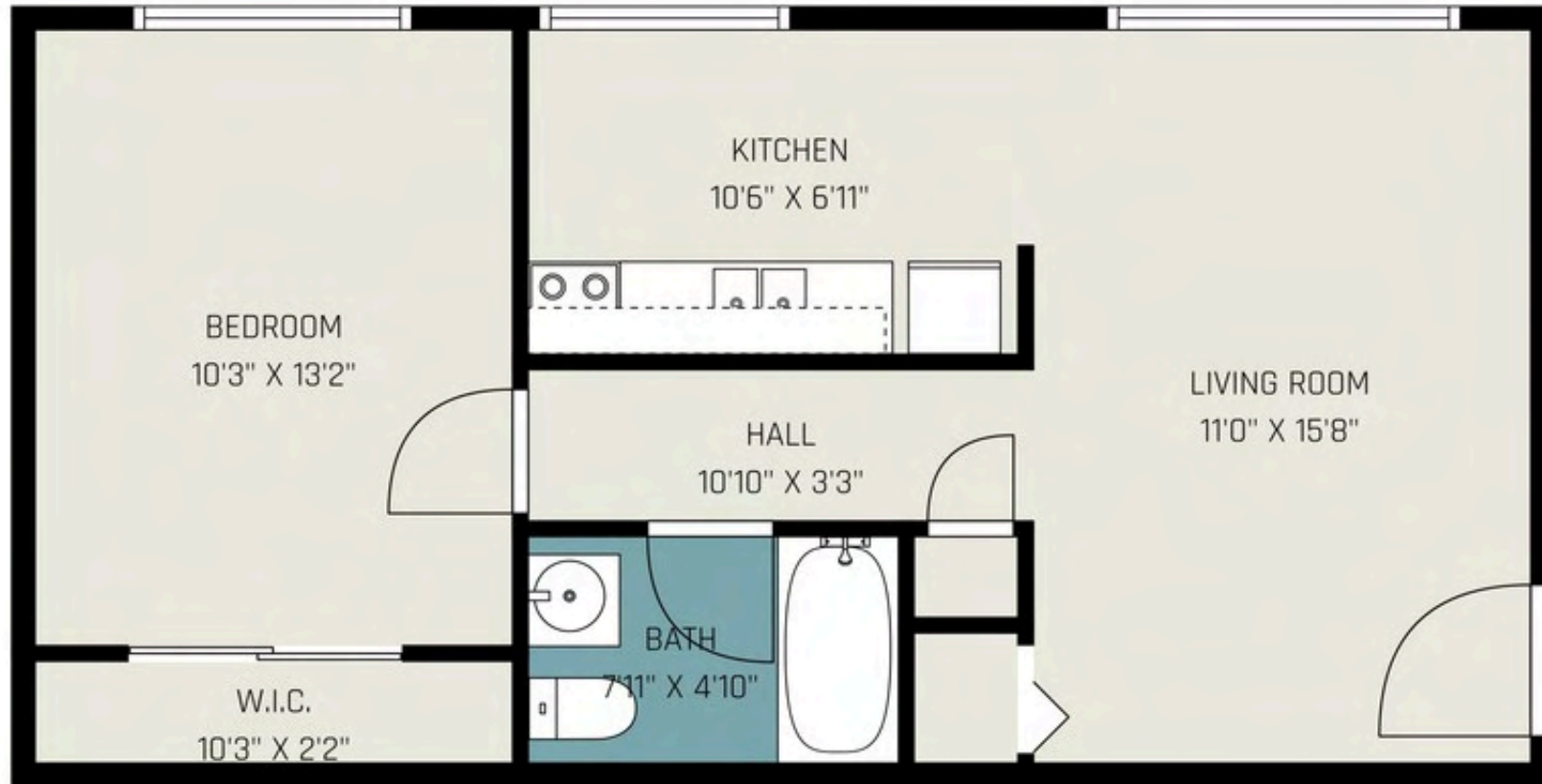
PROPERTY PHOTOS



PROPERTY PHOTOS



1 BEDROOM FLOORPLAN



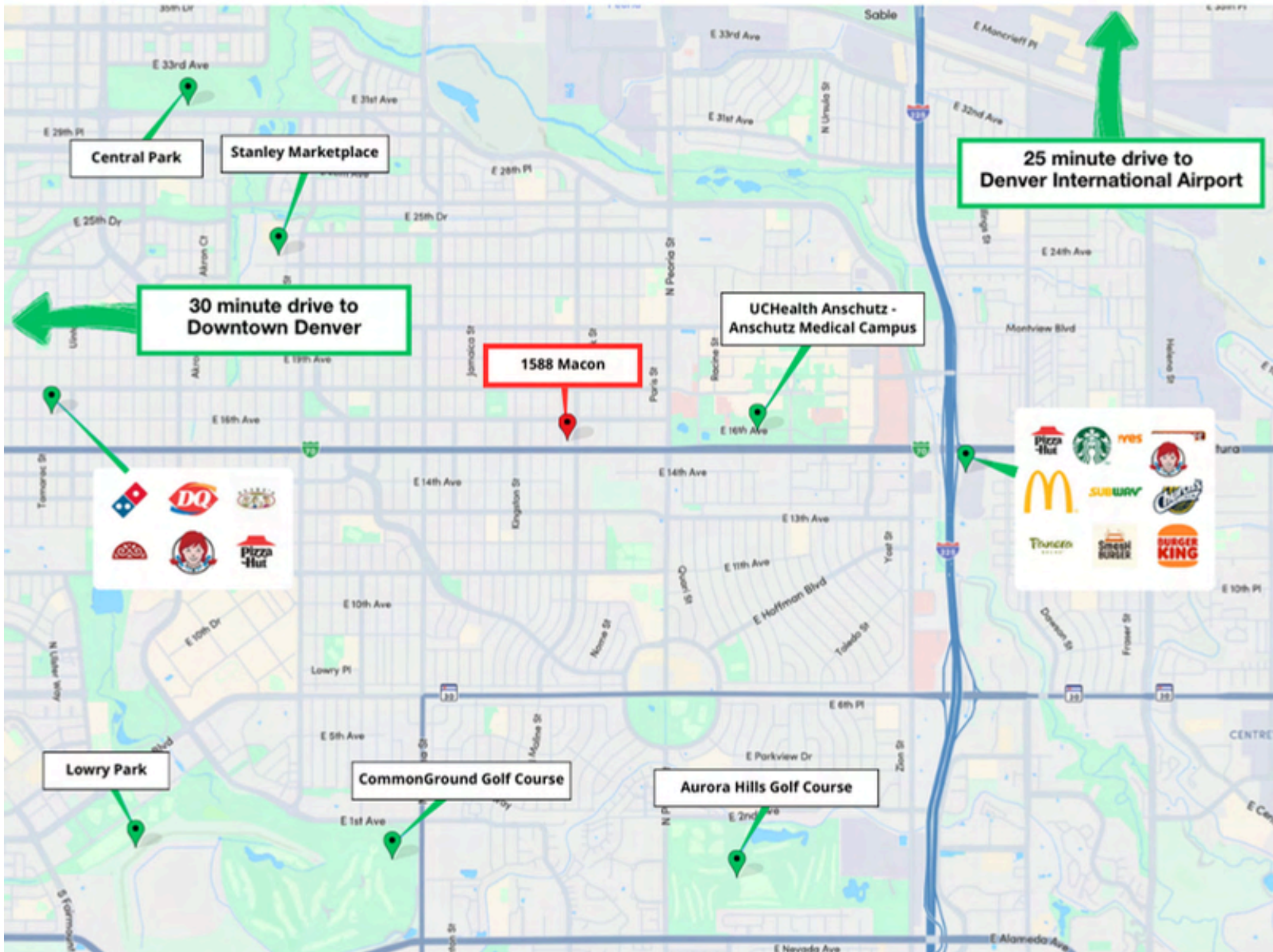
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MAPS

University of Colorado
Anschutz
Medical
Campus

← Research
→ Research
↑ Building







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.

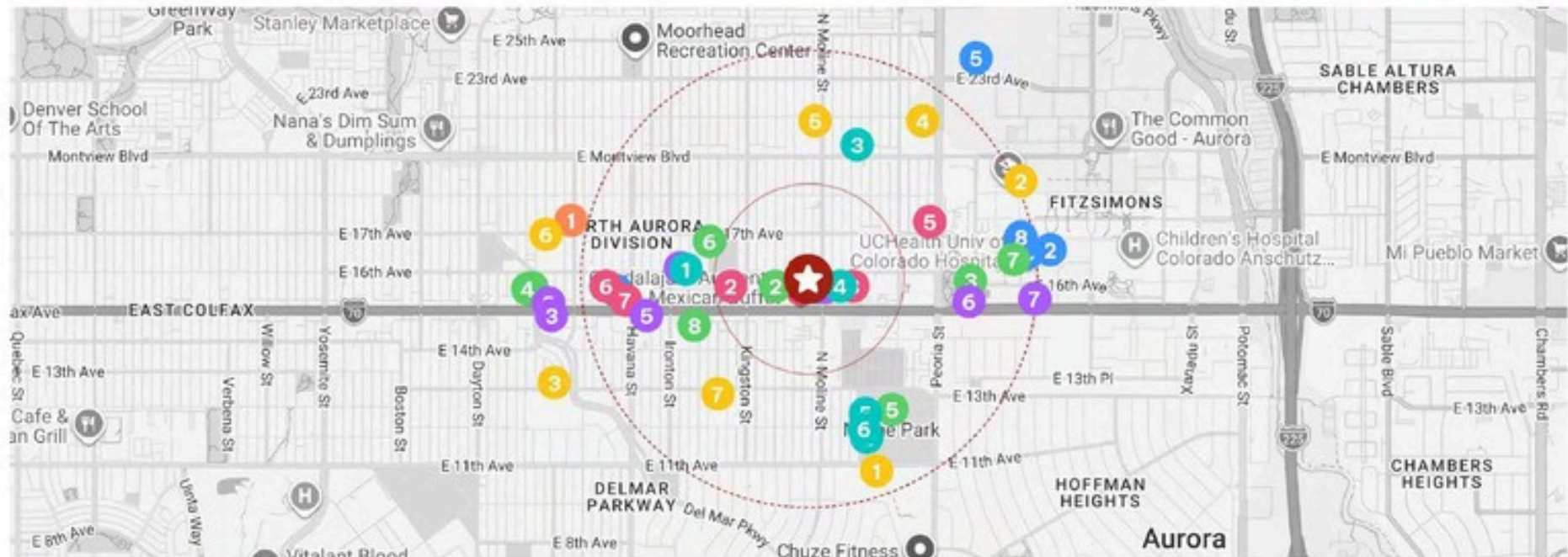




DEMOGRAPHICS and MARKET OVERVIEW

POINTS OF INTEREST

— 5min walk --- 10min walk



HEALTH CLUBS/GYMS

- 1 UCHealth University of Col-...
- 2 UCHealth Anschutz Outpa-...
- 3 UCHealth Anschutz Inpatient...
- 4 UCHealth Anschutz Inpatient...
- 5 UCHealth employee lot 9...
- 6 Risas Dental and Braces -...
- 7 Comfort Dental Colfax and...
- 8 UCHealth Pharmacy - Uni-...

RESTAURANTS

- 1 Guadalajara Authentic Mex-...
- 2 McDonald's
- 3 Carbon Coffee
- 4 Starbucks

5 Phở Peoria

- 6 La Guatemalteca
- 7 Little Caesars Pizza
- 8 Top Phở

ENTERTAINMENT

- 1 The People's Building
- 2 Las Adelitas Night Club
- 3 Generals' Park
- 4 Manos Sagrados
- 5 Nome Park
- 6 Spencer Garrett Park
- 7 Bruce Schroffel Auditorium -...
- 8 La Boom Event Center

SHOPPING

- 1 El Mercado De Colorado
- 2 arc Thrift Stores
- 3 De Mi Pais Market
- 4 Lowe's Mercado
- 5 Goodwill Store & Donation...
- 6 Carbon Coffee
- 7 Starbucks

CULTURE

- 1 Centennial House Museum

EDUCATION

- 1 Aurora Central High School
- 2 Anschutz Health Sciences...

3 Aurora West College...

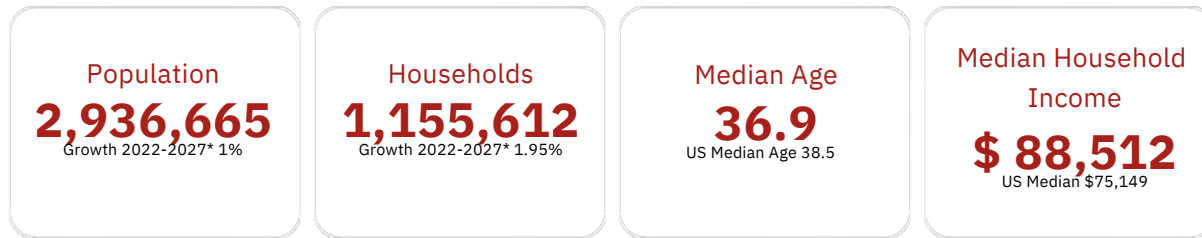
- 4 North Middle School
- 5 Montview Elementary...
- 6 Crawford Elementary School
- 7 Kenton Elementary School

SPORTS

- 1 Planet Fitness
- 2 AURORA CENTRAL HIGH...
- 3 19TH HOLE CLUBHOUSE
- 4 Better Life Nutrition and Fit-...
- 5 Nome Park Playground
- 6 Basketball court 2

Demographics

- Approximate population: 2,936,665.
- Median age: 36.9 years, younger than the national average.
- Median household income: \$88,512, higher than the US average of \$75,149.



2022 POPULATION BY AGE



Quality of Life

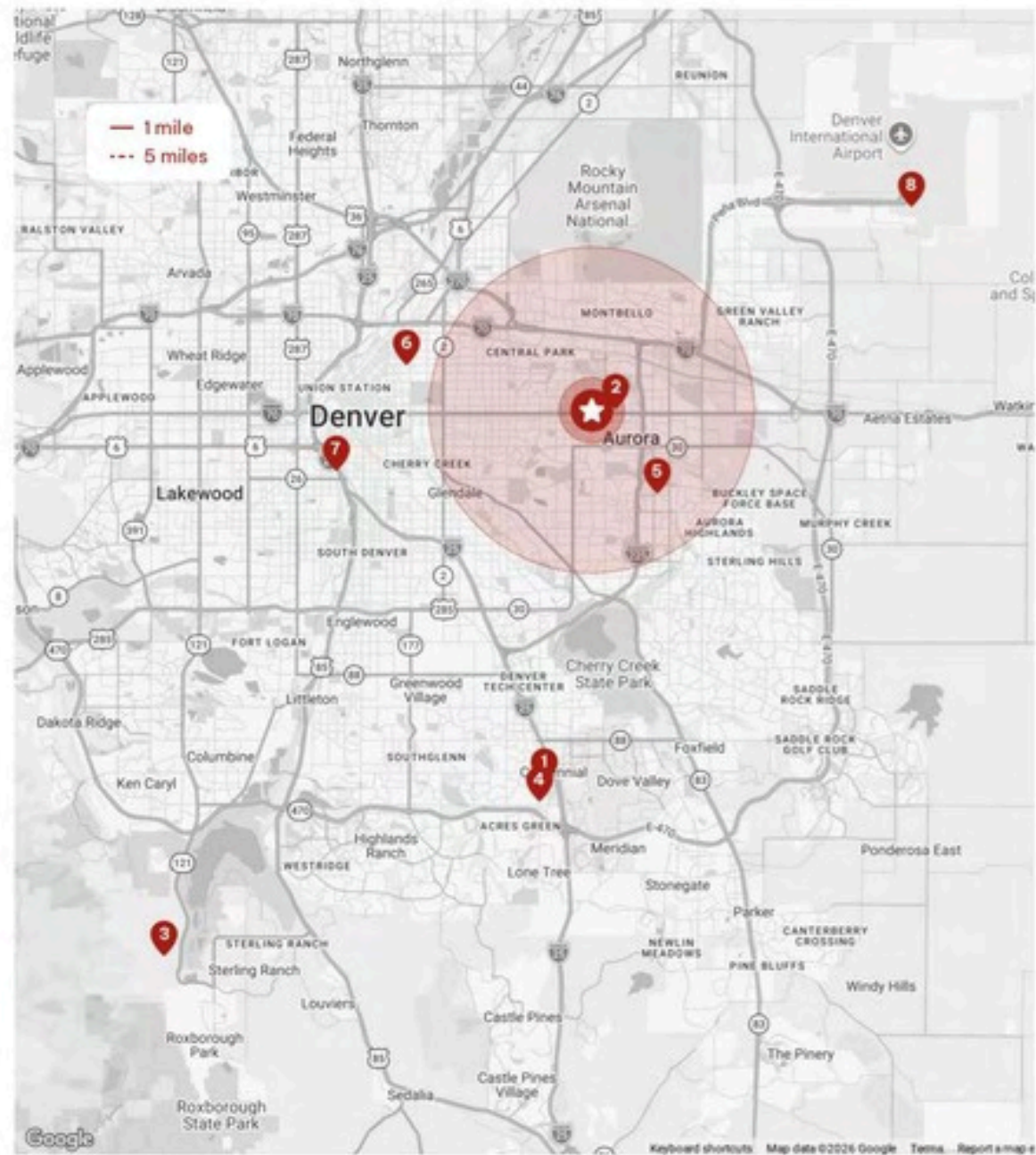
The quality of life in Denver-Aurora-Centennial is notably high, offering a blend of urban convenience and natural beauty. The community features excellent healthcare, a strong education system, and a diverse range of recreational activities. Residents enjoy a moderate climate with over 300 days of sunshine each year.

Education

- Denver Performing Arts Complex
- Red Rocks Amphitheatre
- Museum of Contemporary Art Denver
- Denver Art Museum

EMPLOYERS

- 1 CommonSpirit Health Region Office
- 2 UHealth University of Colorado Hospital (UCH)
- 3 Lockheed Martin Space
- 4 Xfinity Store by Comcast
- 5 Kaiser Permanente Aurora Centrepoint Medical Offices
- 6 Denver County School District 1
- 7 City & County of Denver
- 8 United Airlines Ground Equipment Facility



Health Care and Social Assistance	12.92%
Professional, Scientific, and Technical Services	12.7%
Retail Trade	10.55%
Educational Services	8.6%
Construction	8.3%
Manufacturing	7.12%
Accommodation and Food Services	6.77%
Finance and Insurance	6.23%
Transportation and Warehousing	4.97%
Public Administration	4.54%
Administrative and Support and Waste Management Services	4.38%
Information	3.49%
Real Estate and Rental and Leasing	2.72%
Wholesale Trade	2.68%
Arts, Entertainment, and Recreation	2.52%
Other	1.53%



\$289.54M

Annual GDP



4%

Unemployment rate



19th

Largest economy in U.S.



FACTORY
FASHION

**MEET THE
TEAM**

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

INDUSTRIAL

256

INDUSTRIAL
LUXURY

MEET THE TEAM



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Stanley

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