



1455 Lima St. Aurora, CO 80010



**GLASS
PROPERTIES
GROUP**

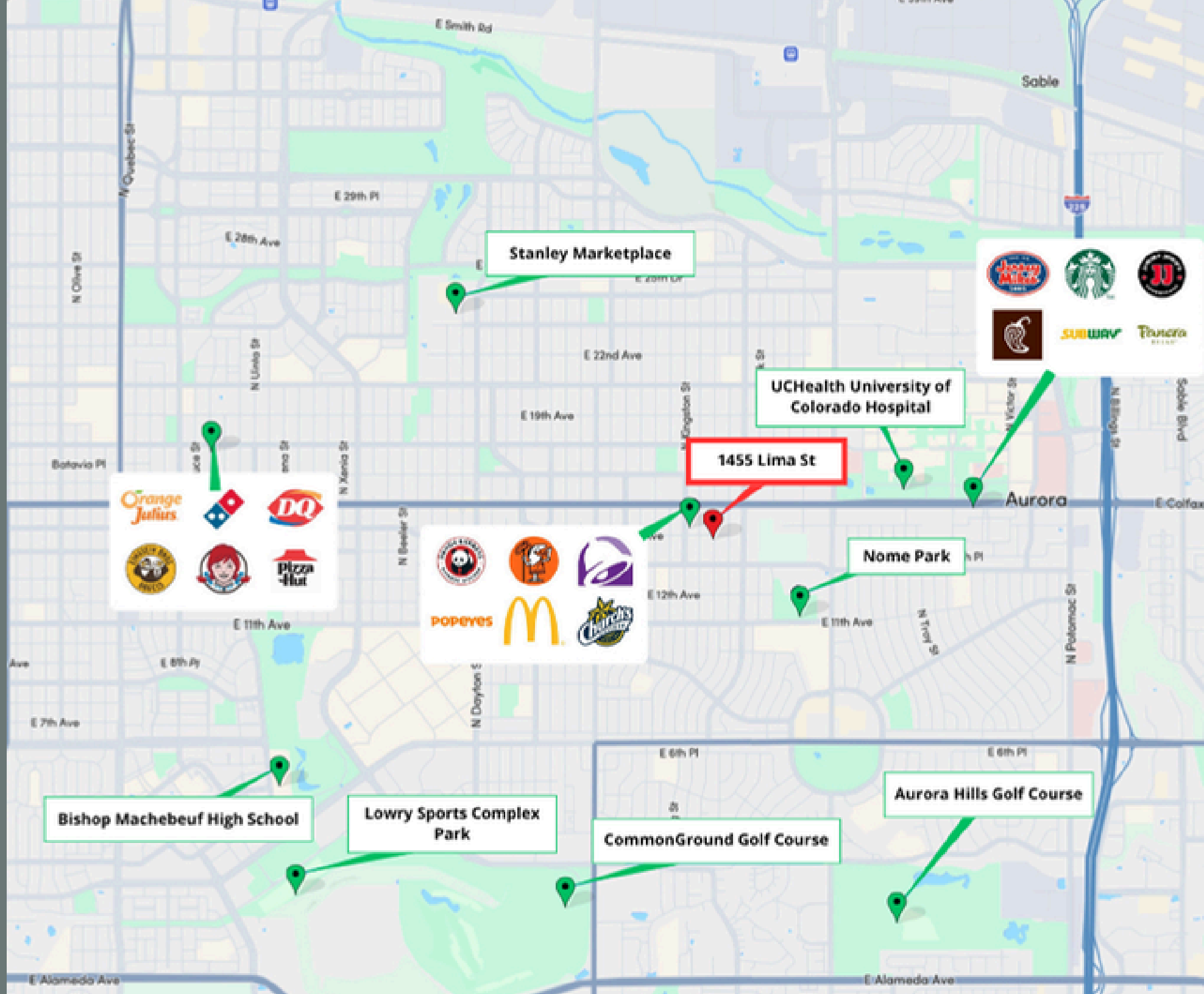
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Value-Add Quad-Plex Near UC Health

Don't miss this rare fixer-upper quadplex opportunity at 1455 Lima St. in Aurora, CO—currently one of the most affordable multifamily properties in Aurora. This value-add, income-producing asset features four fully leased units on month-to-month leases, offering immediate cash flow with significant upside through renovations, rent increases, or repositioning. Perfect for investors seeking a light-to-heavy rehab multifamily deal, this property presents the chance to unlock value and increase NOI in a high-demand rental market. With strong fundamentals and flexible lease terms, investors can quickly implement improvements and maximize long-term returns. Strategically located just 1 mile from UCHealth University of Colorado Hospital, the property benefits from consistent tenant demand driven by a major employment hub. Residents also enjoy proximity to Stanley Marketplace, Lowry, and Anschutz Medical Campus, all within minutes—enhancing rental appeal and future appreciation potential.

MAP



Stanley Marketplace

UHealth University of Colorado Hospital

1455 Lima St

Nome Park

Aurora Hills Golf Course

CommonGround Golf Course

Lowry Sports Complex Park

Bishop Machebeuf High School

Orange Julius, DQ, Pizza Hut, and other restaurant logos.

Popeyes, McDonald's, and California Pizza Kitchen logos.

Johnny Rockets, Starbucks, J, SUBWAY, and Tostitos logos.

PROPERTY PHOTOS



Rent Roll

Unit	Bedrooms	Bathrooms	Rent
Unit 1455	1	1	\$500
Unit 1457	1	1	\$1,200
Unit 1459	1	1	\$1,200
Unit 1461	2	1	\$1,500
TOTAL	5	4	\$4,400

Financials

Price	\$450,000
Rental Income	\$52,800
Vacancy (5%)	(\$2,640)
Gross Income	\$50,160
Expenses	
Insurance	\$2,160
Taxes	\$3,766
Utilities	\$5,100
Maintenance	\$1,500
Total Expenses	\$12,526
Annual Net Income	\$37,634
Cap Rate	8.36%

Property Description

Units: 4
 Beds: 5
 Baths: 4
 Year Built: 1950
 Total SF: 2,808

Special Features

- 4 Units | 2,808 SF Total
- 100% Occupied with Month-to-Month Leases
- Immediate Cash Flow + Upside Potential
- Value-Add Opportunity to Increase Rents
- Strong Rental Location Near Major Employers & Amenities
- Easy Access to I-225, Colfax Ave, and Anschutz Medical Campus



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