1435 AND 1455 LIMA STREET

2 MULTIFAMILY PROPERTIES | 8 UNITS

GLASS PROPERTIES GROUP

KW COMMERCIAL

Value-Add 8-Unit Multifamily Portfolio Near UC Health

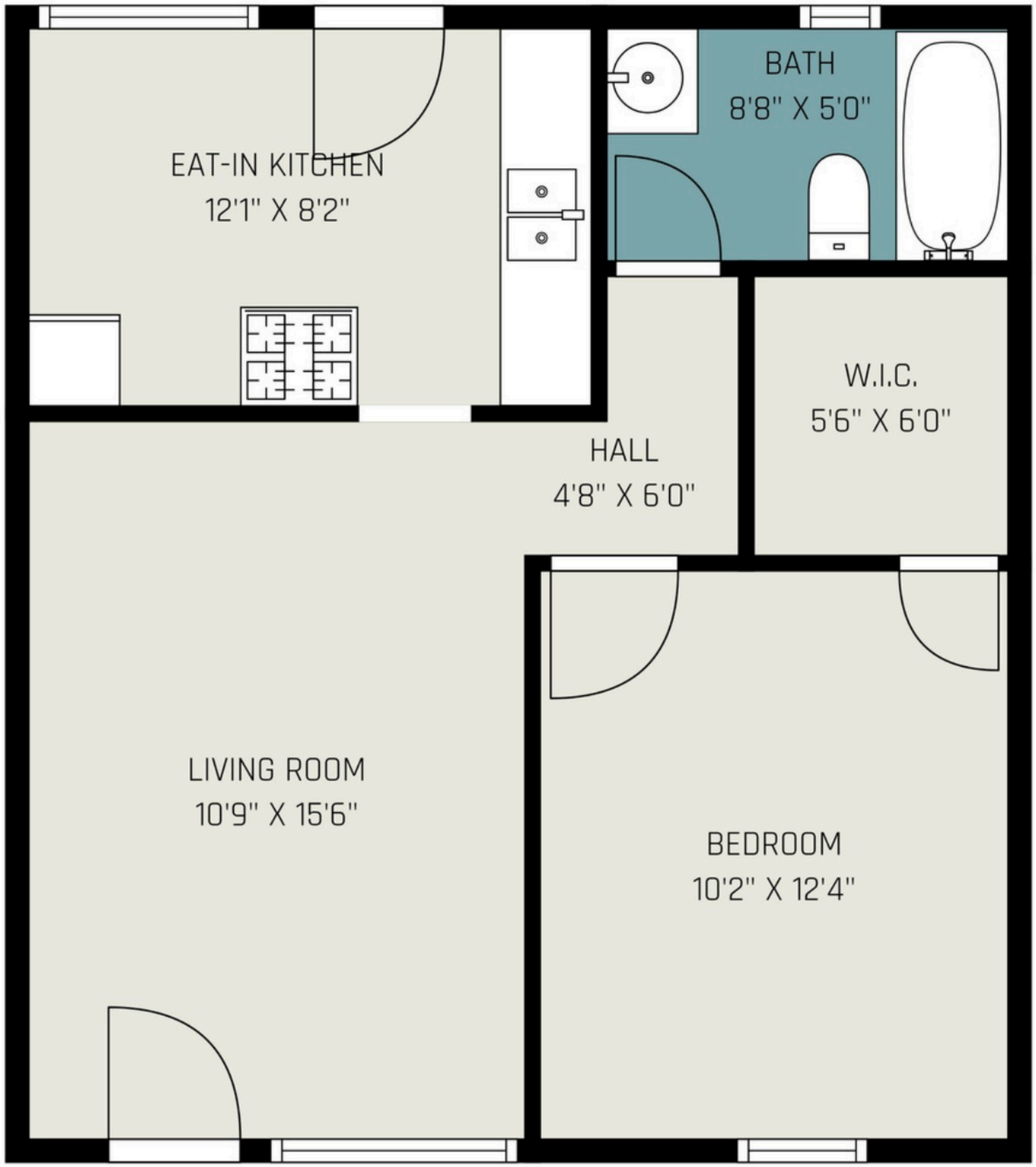
INVESTOR SPECIAL - FIXER UPPER PRICED SIGNIFICANTLY BELOW MARKET VALUE! Don’t miss this rare opportunity to acquire a value-add multifamily portfolio on Lima St. in Aurora, CO, consisting of two quadplexes (8 total units) located at 1435 and 1455 Lima St. Both properties are fully occupied and situated on the same block, offering a highly efficient, concentrated investment with strong operational advantages and long-term upside. This portfolio provides immediate in-place income with flexible lease terms, allowing investors to implement a strategic value-add plan through renovations, rent increases, and improved management. With both buildings adjacent to one another, investors can streamline renovations, reduce operating costs, and efficiently drive increased NOI across the portfolio. Priced significantly below market value, this offering presents an exceptional opportunity for investors to create value and build equity in one of Aurora's strongest rental corridors. Ideally located just one mile from the UCHealth University of Colorado Hospital—one of the area's largest employment hubs—the properties benefit from consistent tenant demand. Residents also enjoy convenient access to Stanley Marketplace, Lowry, and the Anschutz Medical Campus, further enhancing long-term desirability and growth potential.


25 minute drive to Denver International Airport
25 minute drive to Downtown Denver
Stanley Marketplace
UCHealth University of Colorado Hospital
1455 Lima St
1435 Lima St
Nome Park
Aurora Hills Golf Course
Bishop Machebeuf High School
Lowry Sports Complex Park
CommonGround Golf Course
Central Park
Peoria
Sable

PROPERTY PHOTOS

FLOORPLANS

One Bedroom Unit



1455 Lima St.

Unit	Bedrooms	Bathrooms	Rent
Unit 1455	1	1	$800
Unit 1457	1	1	$950
Unit 1459	1	1	$1,200
Unit 1461	2	1	$1,200
TOTAL	**5**	**4**	**$4,150**

1435 Lima St.

Unit	Bedrooms	Bathrooms	Rent
Unit 1435	1	1	$550
Unit 1437	1	1	$1,200
Unit 1439	1	1	$1,220
Unit 1441	2	1	$1,460
TOTAL	**5**	**4**	**$4,430**

Financials

	1455 Lima St.	1435 Lima St.	Total
Asking Price	$395,000	$395,000	$790,000
Rental Income	$49,800	$53,160	$102,960
Expenses			
Insurance	$2,160	$2,160	$4,320
Taxes	$3,766	$3,412	$7,178
Utilities			
Trash	$2,700	$2,700	$5,400
Water	$2,400	$2,400	$4,800
Total Utilities	$5,100	$5,100	$10,200
Maintenance	$1,500	$1,500	$3,000
Total Expenses	$11,700	$11,700	$23,400
Net Operating Income	$38,100	$41,460	$79,560
			10.1%

GLASS PROPERTIES GROUP

Michelle R. Glass
Senior Real Estate Advisor | Realtor
720-575-2870
MichelleDirect@KW.com
www.GlassPropertiesGroup.com

"We help our clients build wealth through Real Estate"

KW COMMERCIAL

Property Description

Units: 8
Beds: 10
Baths: 8
Portfolio Cap Rate: 10.1%

Special Features

- After Repair Value ~$710,000 each!
- 8 Units | Fully Occupied
- Two Quadplexes
- Both on Lima St. (Concentrated Portfolio)
- Immediate Cash Flow + Value-Add Upside
- Flexible Leases (Ability to Raise Rents)
- Strong Rental Demand Near Anschutz Medical Campus
- Minutes to Stanley Marketplace & Lowry