BONUS DEPRECIATION AVAILABLE!

UNIQUE PROPERTIES
TCN WORLDWIDE REAL ESTATE SERVICES
FULL SERVICE COMMERCIAL REAL ESTATE SOLUTIONS

6 PUMP SERVICE STATION IN HIGH TRAFFIC AREA - 10 YEAR NNN LEASE IN PLACE!

754 PEORIA ST
AURORA, CO 80011

Property Summary

- New 10-year lease with 4% annual increases
- 6 pump service station in the Hoffman Heights Shopping Center
- Bonus depreciation available for new owner. See page 4.
- High traffic counts on Peoria and 6th Ave (17,553 VPD)
- Quick and convenient access to I-225, 6th Avenue, and E Colfax Avenue

Property Zoning | MU-C (Aurora)

https://aurora.municipal.codes/UDO/146-2.4.3

Property Features

Sale Price	$775,000
Cap Rate	7%
Building SF	1,593 SF
Land Area	15,000 SF (0.34 AC)
Total Fuel Pumps	Six (6)
Net Income	$54,000 Anually
Taxes (2024)	$32,269.04
Y.O.C	1954/2001
Property Type	Gas Station /Service Station

PLEASE CLICK HERE FOR NDA TO ACCESS FINANCIALS!

For more information:

MD GROUP

Brett MacDougall
Vice President
303.512.2736
bmacdougall@uniqueprop.com

Michael DeSantis
Vice President
303.512.1194
mdesantis@uniqueprop.com

Carson Lang
Broker Associate
720.881.6344
clang@uniqueprop.com

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RENT ROLL

Tenant	GLA	%	Start	End	Annual	Monthly	PSF
Puffs Express	1593	100%	8/2/2024	7/31/2034	$54,000.00	$4,500.00	$33.89

TENANT LEASE SUMMARY

	Puffs Express
SF	1,593
Lease Type	NNN
Lease Expiration	7/31/2034
Current Rent	$54,000 ($33.89/SF)
Future Rent Increases	8/3/25: $4,690/mo.
Rent Escalations	4% Annually
Options	None

	Pricing
	CURRENT
Price	$775,000
Down Payment	$271,250 (35%)
Loan Amount	$503,750
Interest Rate / Amortization	6.25% / 25 Years
Current NOI / Pro Forma NOI	$54,000
	CURRENT
Debt Service (Monthy/ Annual)	$3,245 / $38,948
Net Cash Flow After Debt Service (Monthy/ Annual)	$1,254.33 / $15,051.97
Total Return	8.76%
Cap Rate	7%
Cash on Cash Return (Year 1)	5.55%
DSCR	1.39

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DEMOGRAPHICS

TRAFFIC COUNT	VPD	Year	Distance From Subject
PEORIA ST & E 6TH AVE S	17,553	2022	0.06 mi
DEL MAR CIR & PARIS ST W	8,097	2022	0.11 mi
030 A & PEORIA ST	32,000	2019	0.17 ml

POPULATION	1 Mile	3 Miles	5 Miles
2023 HOUSEHOLDS	7,791	74,474	177,940
2028 HOUSEHOLD PROJECTION	7,730	75,252	178,554
ANNUAL GROWTH 2010-2023	0.5%	1.8%	1.7%
ANNUAL GROWTH 2023-2028	-0.2%	0.2%	0.1%
MEDIAN AGE	34.7	35.3	36.1

HOUSEHOLDS			
2023 HOUSEHOLDS	7,791	74,474	177,940
2028 HOUSEHOLD PROJECTION	7,730	75,252	178,554
AVG HOUSEHOLD SIZE	2.9	2.6	2.5
AVG HOUSEHOLD VEHICLES	2	2	2

HOUSING VALUES			
MEDIAN HOME VALUE	$318,273	$328,736	$358,703
MEDIAN YEAR BUILT	1962	1978	1980

HOUSEHOLD INCOME			
AVG HOUSEHOLD INCOME	$74,501	$75,846	$89,372
MEDIAN HOUSEHOLD INCOME	$61,319	$57,138	$67,091

BONUS DEPRECIATION FOR CONVENIENCE STORE PROPERTIES:

The Tax Cuts and Jobs Act in 2018 provided real estate investors with new tax benefits associated with owning gas station properties. The Primary benefit is the allowance of a 100% Bonus Depreciation Deduction. The construction and equipment associated with these properties can now be reclassified and depreciated over shorter time periods than the traditional 39 year life for commercial property. Due to the fee simple ownership of this property, and investor can receive greater deductions in the earlier years of the assets thus minimizing taxable income. This enables anyone investing in these properties to lower their taxes and reduce their exposure in the earlier years of the asset, thus minimizing taxable income. This enables anyone investing in these properties to lower their taxes and reduce their expose in the early years of ownership whole enjoying the benefits of a passive income steam that come with owning a single tenant property. The tax act increased first year bonus depreciation to 100% through 2022. Starting January 2023, the bonus depreciation deduction will decrease by 20% every year until fully phased out by 2027.

The Tax Cuts and Jobs Act of 2018 introduced significant tax advantages for real estate investors who own gas station properties, particularly through the implementation of the 100% Bonus Depreciation Deduction. This provision allows for more favorable tax treatment by permitting the reclassification and accelerated depreciation of construction and equipment related to these properties. This depreciation can occur over shorter time frames compared to the conventional 39-year lifespan typically assigned to commercial properties.

By virtue of the fee simple ownership structure of these properties, investors can leverage this accelerated depreciation to generate higher deductions in the initial years of owning the asset. This strategic approach serves to effectively minimize taxable income during these early years. Consequently, individuals investing in such properties can achieve a dual benefit: they can reduce their tax liabilities while also mitigating their financial exposure during the initial phases of property ownership.

Moreover, this tax strategy aligns well with the benefits of passive income that are inherent to single tenant property ownership. As investors enjoy the passive income stream generated by their gas station property, they can simultaneously capitalize on the favorable tax deductions made possible by the Bonus Depreciation Deduction It is important to note that the Tax Cuts and Jobs Act escalated the first-year bonus depreciation rate to a full 100%, a policy that remained in effect until the conclusion of 2022. Subsequently, the bonus depreciation deduction is set to gradually decrease by 20% each year from January 2023 onwards. This planned reduction will continue until it culminates in a complete phase-out by the year 2027.

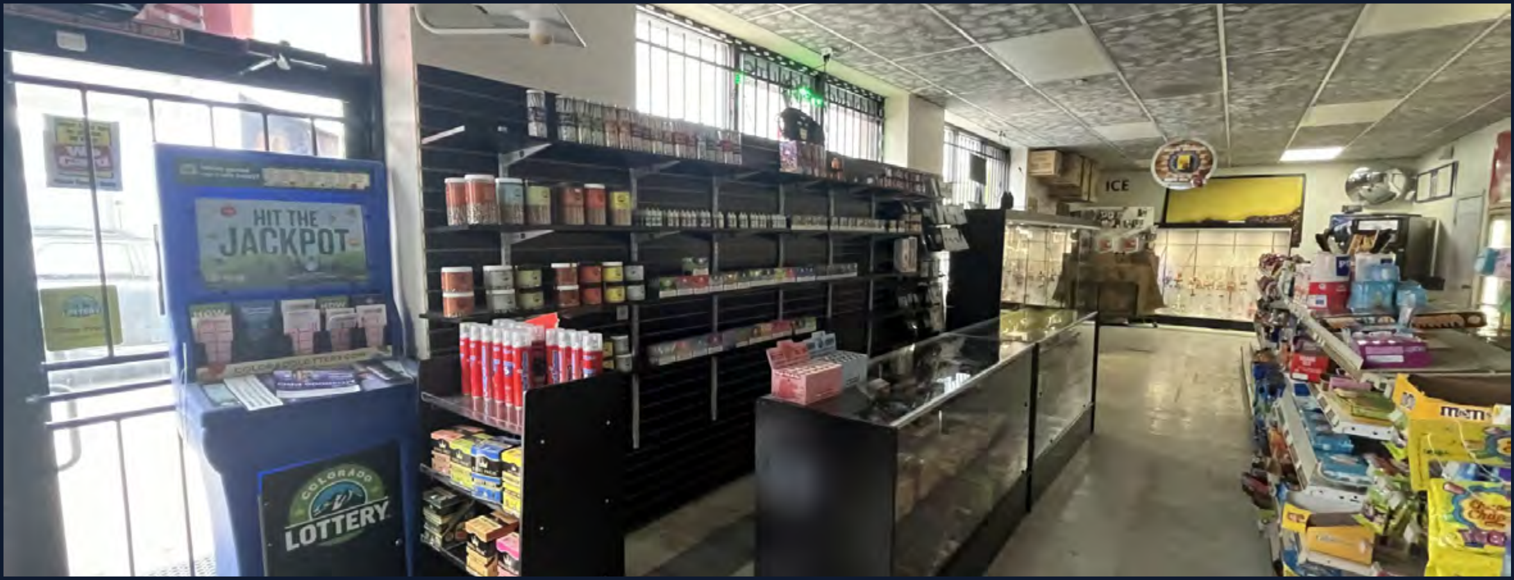
COST SEGREGATION ANALYSIS:

A cost segregation analysis dissects a property into its components and assigns optimal depreciation schedules to each, like gas pumps or HVAC systems. This front-loads depreciation, leading to significant early tax savings. This strategy is especially effective for investors with high tax liabilities, aligning property ownership with individual financial goals. It optimizes depreciation benefits and enhances overall financial planning.

15-YEAR STRAIGHT LINE SCHEDULE:

Utilizing the 15-year straight-line schedule offers an alternative approach for certain investors. With this method, the depreciation of the entire asset is evenly distributed over 15 years. Specifically, for qualified convenience store equipment and property that have been placed in service post-December 31, 2017, the straight-line depreciation method is applicable. This 15-year schedule contrasts the traditional 39-year lifespan typically attributed to commercial buildings, thereby providing a shorter recovery period for depreciation

PROPERTY PHOTOS



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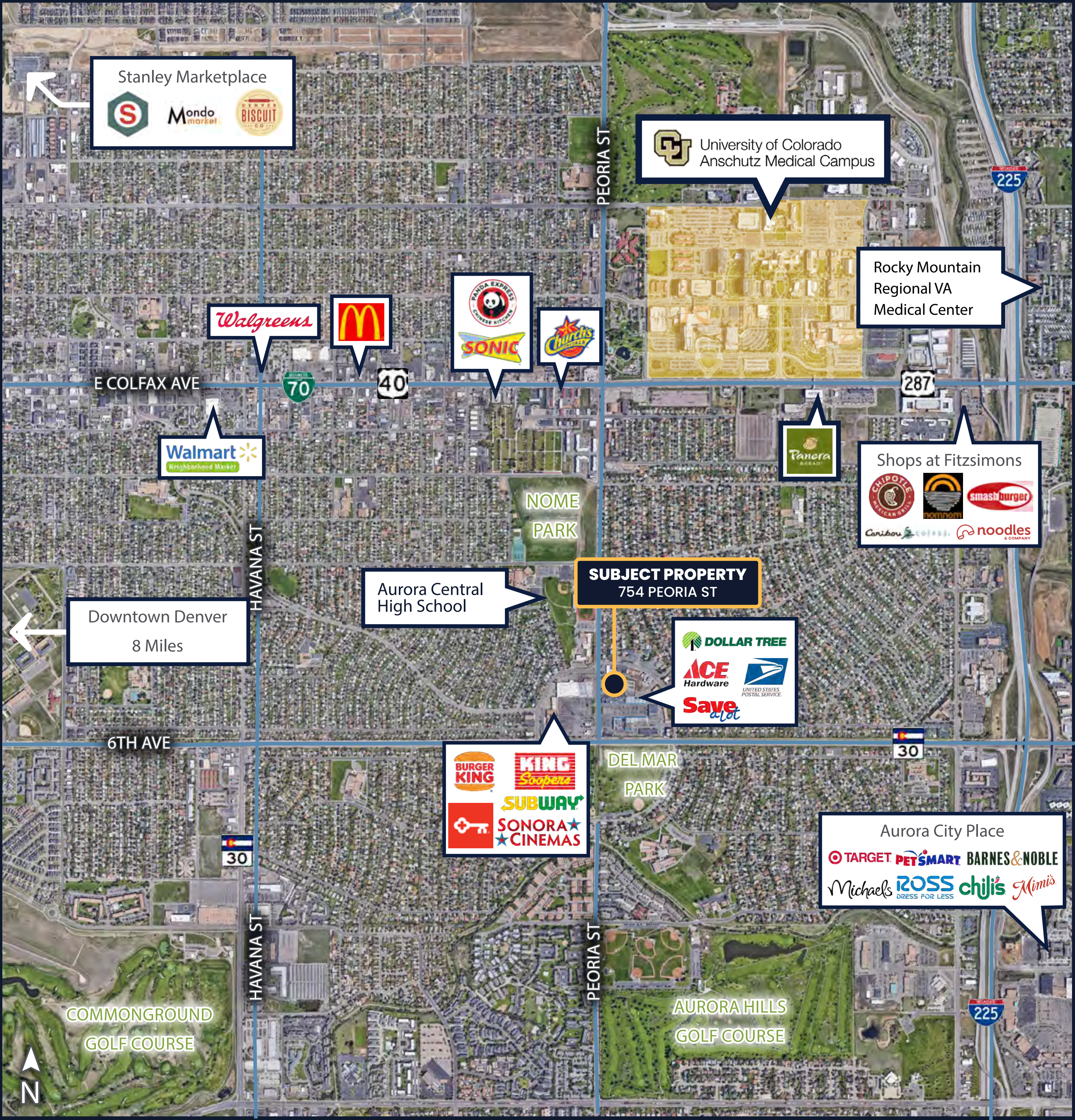

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