

# OFFERING MEMORANDUM



Valerie Cannistraro  
valerie@valerierealtor.com 303-618-1171



*Platinum*  
**COMMERCIAL**  
**LOKATION®**  
REAL ESTATE

## The Vermont Apartments 1391 Lima Street

Aurora, CO 80010

Price: 1,200,000 | Units: 8 | 6.5% Cap Rate

# The Vermont Apartments

Delmar Parkway

This 8-unit property has been meticulously maintained and offers significant upside potential for investors.

## Highlights:

Class 4 Shingle 25-Year Roof: Installed in 2021

Radon Mitigation: Professionally installed in 2021

Interior Upgrades: Each unit has undergone interior renovations as well as updated appliances as needed

Walkability: With a walk Score of 83, tenants enjoy easy access to an array of local amenities, including popular restaurants, coffee shops, and grocery stores

Extra basement storage for each unit

Secure Access: The building offers secure and private entry

On-Site Laundry: laundry facilities located on the lower level

Upside Potential: With current rents below market rates, and no current utility billback, there is substantial opportunity for income increases, enhancing the property's cash flow potential over time

Located just a few minutes from the Anschutz Medical Facility

Aurora, Colorado has 3 major city-led redevelopment projects under way, near this multifamily investment

Aurora, Colorado has had steady population growth, and is estimated to keep growing

Unlock higher income potential by converting this building into mid-term rentals! Perfectly positioned for traveling nurses with a prime location just minutes from large hospital complex!









# Lease Comparables



**Subject Property**



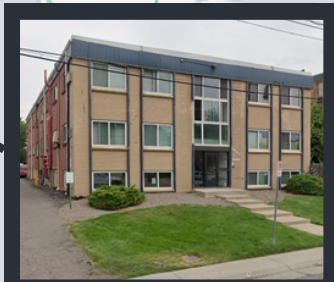
**1536 Macon  
1B/1B \$1225**



**1678 Paris  
1B/1B \$1338**



**1360 Peoria  
1B/1B \$1225**



**1400 N. Moline  
1B/1B \$1245**

Unit Type	Units	Current Rent	Monthly Income	Pro Forma Rent	Pro Forma Monthly Income
Studio	1	\$1000	\$1000	\$1150	\$1150
1 Bd/1 Ba	1	\$1250	\$1250	\$1250	\$1250
1 Bd/1 Ba	2	\$1200	\$2400	\$1250	\$2500
1 Bd/1 Ba	4	\$1100	\$4400	\$1250	\$5000
	8		\$108,600		\$118,800

# Investment Analysis

Income		
	CURRENT	PROFORMA
Rent	108,600	118,800
Parking Spot Rental (\$50/month)	1200	1200
Utility Billback (\$100/month includes water, sewer, heat, trash)	0	9600
Laundry Billback (\$20/month/unit)	0	1920
Gross Income	109,800	131,520
Expenses	32,186	29,790
NOI	77,614	101,730
Cap Rate	6.5%	7.4%

Expenses	
Management (6%)	6516
Property tax	7130
Gas/Electric	3633
Water/Sewer	2805
Trash (Waste Connection quote, available upon request)	1140
Insurance	8918
Landscaping/Maintenance	2044
Total Expenses	32,186



## Why Invest in Aurora, Colorado?

Aurora is on track to grow by over 40% by 2050, fueling sustained demand for housing across all sectors. This rapid expansion—driven by a diverse, working-class population—makes the city an ideal environment for multifamily investment.

Rising home prices and an influx of new residents are pushing more people toward rental housing, supporting strong, long-term occupancy rates.





Aurora's Delmar Parkway neighborhood is transforming—making now the time to invest here. With major city-led redevelopment projects underway, this area is poised for significant appreciation and increased demand.

### Fitzsimons Village Redevelopment

Located just minutes from 1391 Lima Street, the Fitzsimons Village Redevelopment is part of Aurora's master plan to transform the area adjacent to the Anschutz Medical Campus. This redevelopment aims to create a mixed-use urban center, incorporating residential, commercial, and recreational spaces, thereby stimulating economic growth and increasing property values in the vicinity

### East Colfax Corridor Revitalization

Aurora is advancing a major economic revival plan for the East Colfax Corridor, which is in close proximity to Delmar Parkway. The city council has approved moving forward with redevelopment efforts. This initiative aims to revitalize the area, as well as bring in new businesses and cultural venues to the area. One component of the transformation is the planned East Colfax Bus Rapid Transit (BRT) line, which will bring high-capacity, high-frequency public transportation to the corridor—dramatically improving connectivity and driving long-term growth in the surrounding neighborhoods.



### Havana/11th/Del Mar Improvements

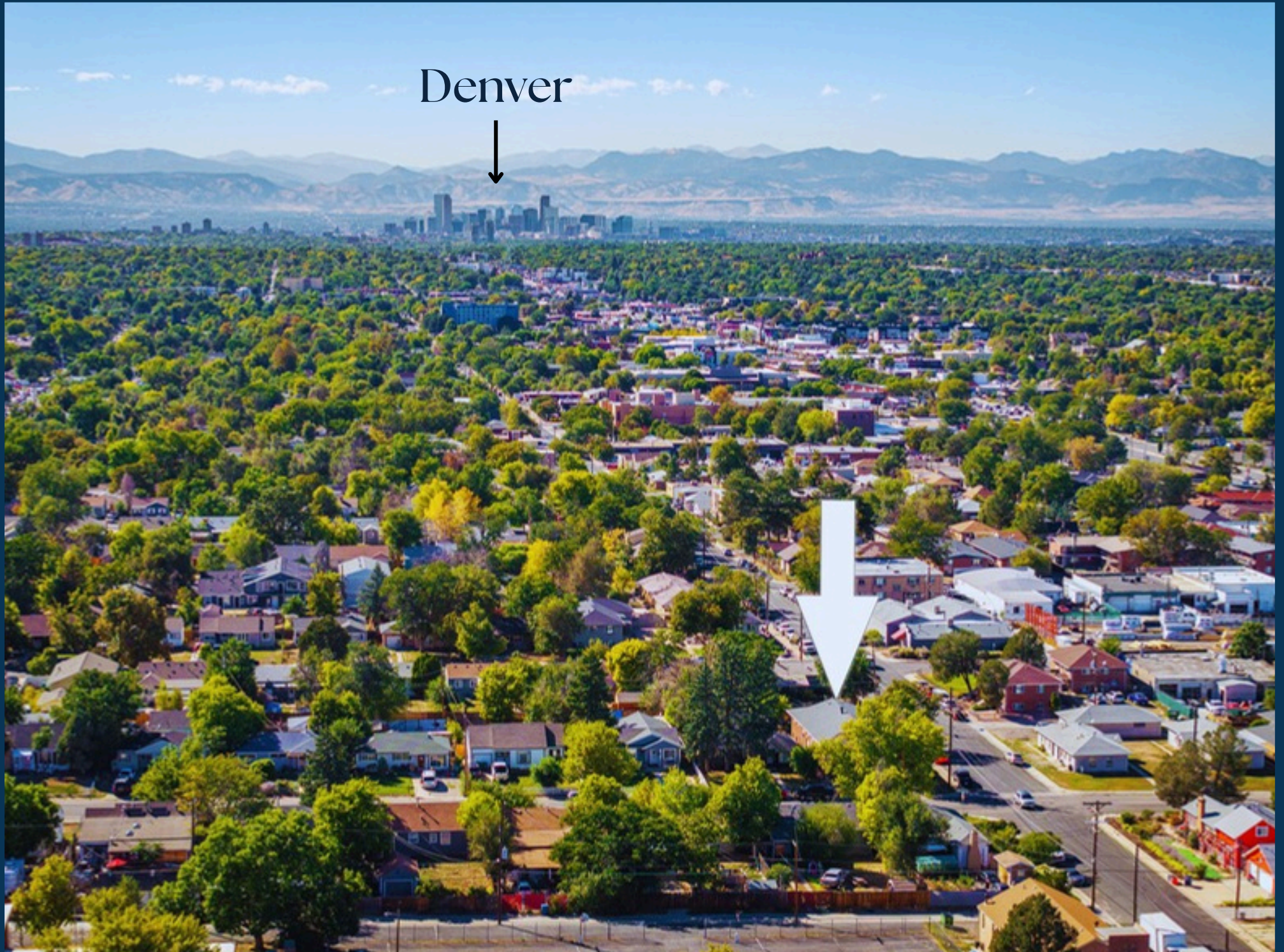
The City of Aurora has initiated the Havana/11th/Del Mar Improvements Project, focusing on the area bounded by Havana Street, 11th Avenue, and Del Mar Parkway. This project aims to enhance safety and mobility for all users by upgrading pedestrian and bus stop facilities, traffic signals, and lane configurations. Construction is currently in progress, with certain sections of 11th Avenue fully closed to facilitate the installation of new infrastructure.







Denver





1391 Lima Ave. Aurora, CO

Please reach out for a private showing

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