

14280 E 22ND PL

AURORA, CO

3 UNITS | BUILT IN 1973 | \$1,075,000



**SALES CONTACTS:**

**WILL McCauley**

Senior Broker Associate

781.733.3732

[wmccauley@uniqueprop.com](mailto:wmccauley@uniqueprop.com)

**ELLIOTT POLANCHYCK**

Senior Broker Associate

214.616.2695

[epolanchyck@uniqueprop.com](mailto:epolanchyck@uniqueprop.com)



PRESENTED BY

POLANCHYCK MCCAULEY GROUP MULTIFAMILY ADVISORS



**WILL MCCAULEY**  
Senior Broker Associate  
781.733.3732  
[wmccauley@uniqueprop.com](mailto:wmccauley@uniqueprop.com)



**ELLIOTT POLANCHYCK**  
Senior Broker Associate  
214.616.2695  
[epolanchyck@uniqueprop.com](mailto:epolanchyck@uniqueprop.com)



## TABLE OF **CONTENTS**

**01**

EXECUTIVE SUMMARY

**02**

PROPERTY OVERVIEW

**03**

FINANCIAL ANALYSIS

**04**

LOCATION OVERVIEW

**05**

RENT COMPARABLES

**06**

SALE COMPARABLES

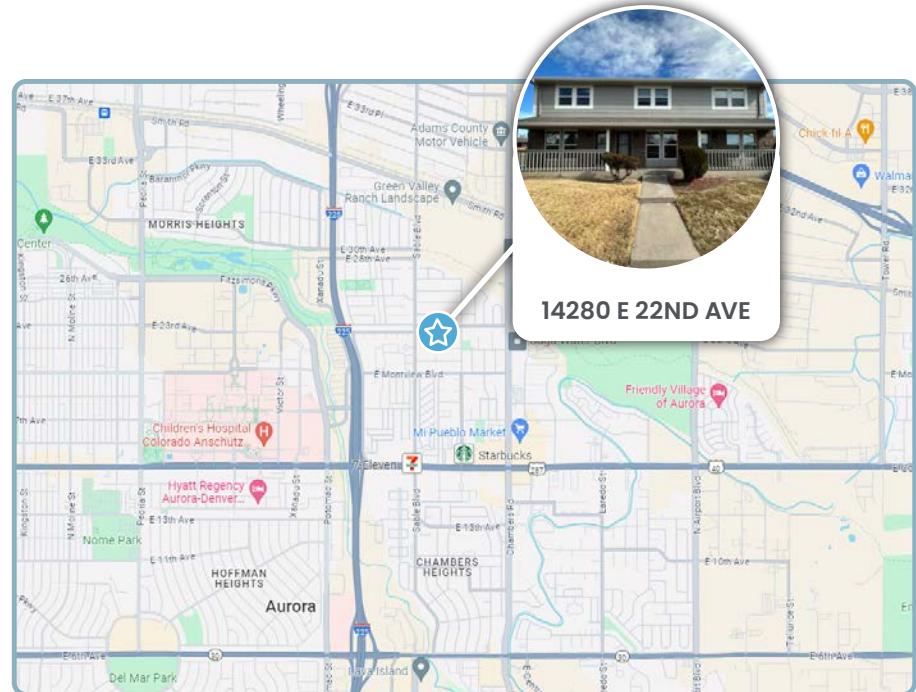


# 01

## EXECUTIVE SUMMARY

# EXECUTIVE SUMMARY

Conveniently situated less than one mile from the Childrens Hospital Colorado Anshutz Medical Campus, 14280 E 22nd Pl in Aurora is a 3-unit apartment building, including three large townhome style three-bedroom, one and one half-bathroom residences. Built in 1973 with classic brick and frame construction and a composition shingle pitched roof, this property has undergone extensive renovations to two of the units, featuring updated flooring, cabinets, countertops, and bathrooms. Each unit boasts individual AC units and in unit washer and dryer hook ups for personalized comfort. The property is individually metered for gas and electric, which are tenant paid, making this a hassle-free investment. With its prime location 14280 E 22nd Pl, Aurora offers a value-add opportunity to investors with immediate cashflow. This property is perfect for first time home buyers and house hackers alike. Two of the three units are fully leased. This allows the opportunity for investors to live in the last turnkey unit and capitalize on the strong cashflow!



<b>ADDRESS</b>  14280 E 22ND PL AURORA, CO 80011	<b>COUNTY</b>  ADAMS	<b>UNITS</b>  THREE (3)	<b>BLDG SIZE</b>  4,851 SF
<b>STORIES</b>  ONE (1) & BASEMENT	<b>CONSTRUCTION</b>  BRICK & FRAME	<b>Y.O.C.</b>  1973	<b>PARKING</b>  SURFACE PARKING
<b>HVAC</b>  FORCED AIR UNIT	<b>WATER/SEWER</b>  MASTER - TENANT PAID	<b>GAS</b>  INDIVIDUAL - TENANT PAID	<b>ELECTRIC</b>  INDIVIDUAL - TENANT PAID

# LOCATION OVERVIEW



**169,360**

Residents

3-Mile Radius



**398,311**

Residents

5-Mile Radius



**34**

Avg Age of Residents

3-Mile Radius



**\$50,367**

Median Household Income

3-Mile Radius



**2.8**

Avg Persons / Household

3-Mile Radius



**1,637,743**

Total Labor Force

Denver-Aurora-Lakewood MSA



**\$440,000**

Median Sale Price

Arapahoe County



Aurora is located on the eastern slope of the Rocky Mountains and lies in the 10-county Denver-Aurora-Lakewood Metropolitan Statistical Area. Aurora is the third-largest city in the state, with a 2020 estimated population of 384,623 residents. The city covers 164 square miles in Adams, Arapahoe, and Douglas Counties. With 65 square miles of developed land and 99 square miles of undeveloped land, the city has room to grow and to increase its regional economic significance.

The Denver-Aurora-Lakewood MSA is the 19th-most populous U.S. metropolitan statistical area, while the broader 12-county Denver-Aurora, CO Combined Statistical Area has an estimated population of over 3.5

million people and is the 16th-most populous U.S. metropolitan area. This bustling metropolis, one of the fastest-growing in the U.S., is set against the backdrop of the Colorado Rocky Mountains and is widely recognized for its exceptional balance of a thriving economy, healthy lifestyle, and urban and natural amenities.

Aurora is a large contributor to the Denver regional economy as home to four of the metro area's top 10 largest employers, including Buckley Air Force Base, both Aurora's and Metro Denver's largest employer. The Anschutz Medical Campus, a five-minute walk

from the subject, encompasses the University of Colorado Anschutz Medical Campus, UCHealth University of Colorado Hospital, and Children's Hospital Colorado. Also, the state-of-the-art Rocky Mountain Regional Veteran's Administration Medical Center opened in late 2018. The innovative medical and research campus is a major economic engine, contributing a state-wide economic impact of over \$5.4 billion annually.

**#4**

Best Places  
for Business and Careers  
-Metro Denver

Forbes, 2020

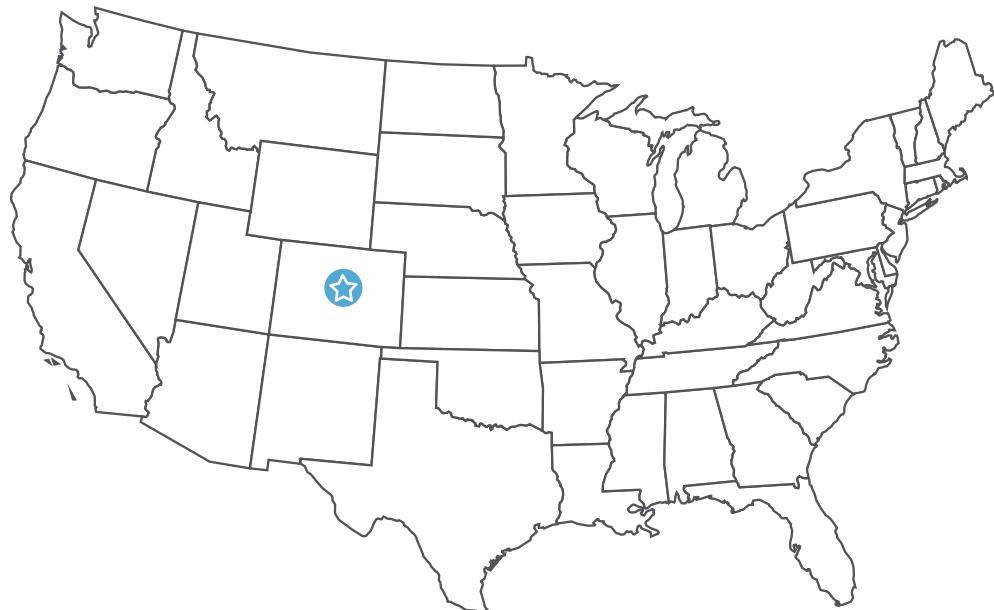


## DAILY CONVENIENCES

A sampling of nearby conveniences include:



Hair and beauty salons; fitness centers; gas stations; auto repair shops and parts supply stores; insurance services; and medical clinics are also nearby.



## SHOPPING AND DINING

### Aurora City Place

- Sizeable retail center with numerous national stores and conveniences
- Target; SKECHERS Warehouse Outlet; David's Bridal; CVS Pharmacy; Barnes & Noble
- Fatburger; Jamba; L&L Hawaiian Barbecue; Cold Stone Creamery

### Town Center at Aurora

- Fully enclosed regional shopping destination with over 140 stores and restaurants
- Anchored by Macy's; Dillard's; and JCPenney
- Express; Foot Locker; Shoe Palace; Zumiez; Bounce City Aurora

### Quebec Square

- Bustling retail and dining hub within walking distance of Central Park Station
- Walmart Supercenter; Sam's Club; The Home Depot; Office Depot; Big 5 Sporting Goods
- Smashburger; Subway; Taste of Asia; Nevaria La Mexicana

### Eateries

<ul style="list-style-type: none"> <li>■ Pho Peoria</li> <li>■ Sabana</li> <li>■ Restaurante Antojitos</li> <li>■ Spicy 9 Thai</li> <li>■ Panda Express</li> <li>■ El Molino Bakery</li> <li>■ Sonic Drive-In</li> </ul>	<ul style="list-style-type: none"> <li>■ The Omelette Café</li> <li>■ Baba &amp; Pop's Pierogi</li> <li>■ Urban Burma</li> <li>■ Golden Sky Sushi</li> <li>■ Tacos el Tiki</li> </ul>
--	---

# MAP & DEMOGRAPHICS

## DEMOGRAPHICS

POPULATION	1 MILE	2 MILES	5 MILES
2023 Population	17,757	67,349	350,786
2028 Population Projection	18,665	69,164	354,473
Median Age	33.8	34	34.8

HOUSEHOLDS & INCOME	1 MILE	2 MILES	5 MILES
2023 Households	6,102	22,256	126,890
Avg Household Income	\$66,289	\$67,420	\$88,664
Median Household Income	\$50,962	\$53,725	\$67,755
Median Home Value	\$259,787	\$305,244	\$343,389





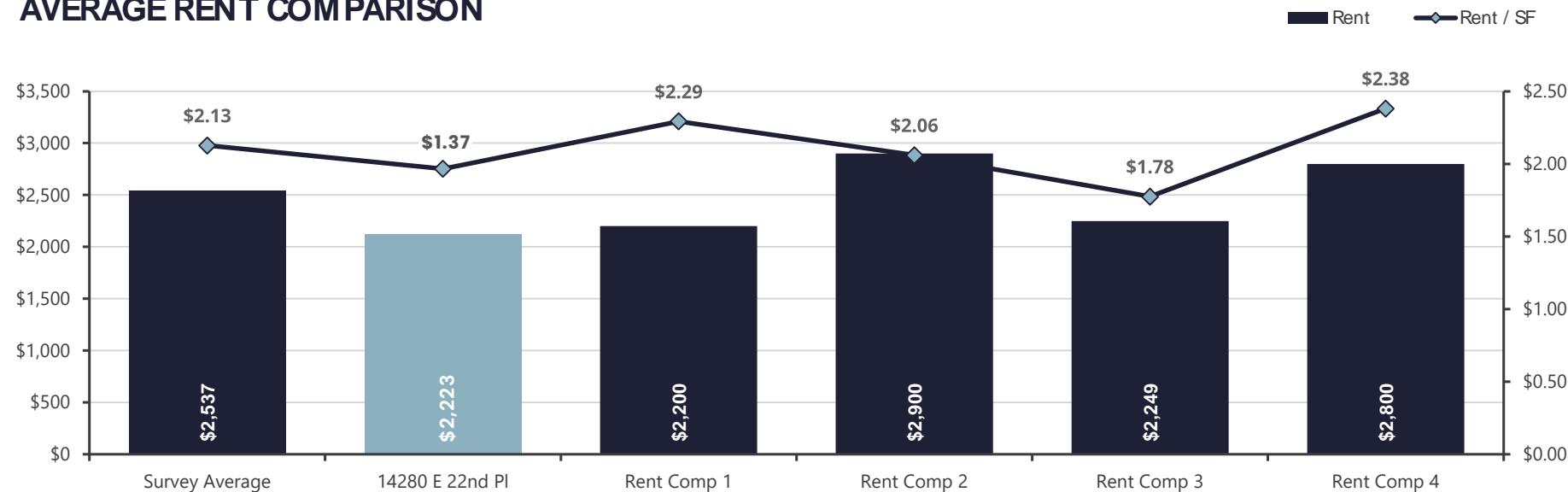
02

RENT & SALES COMPARABLES

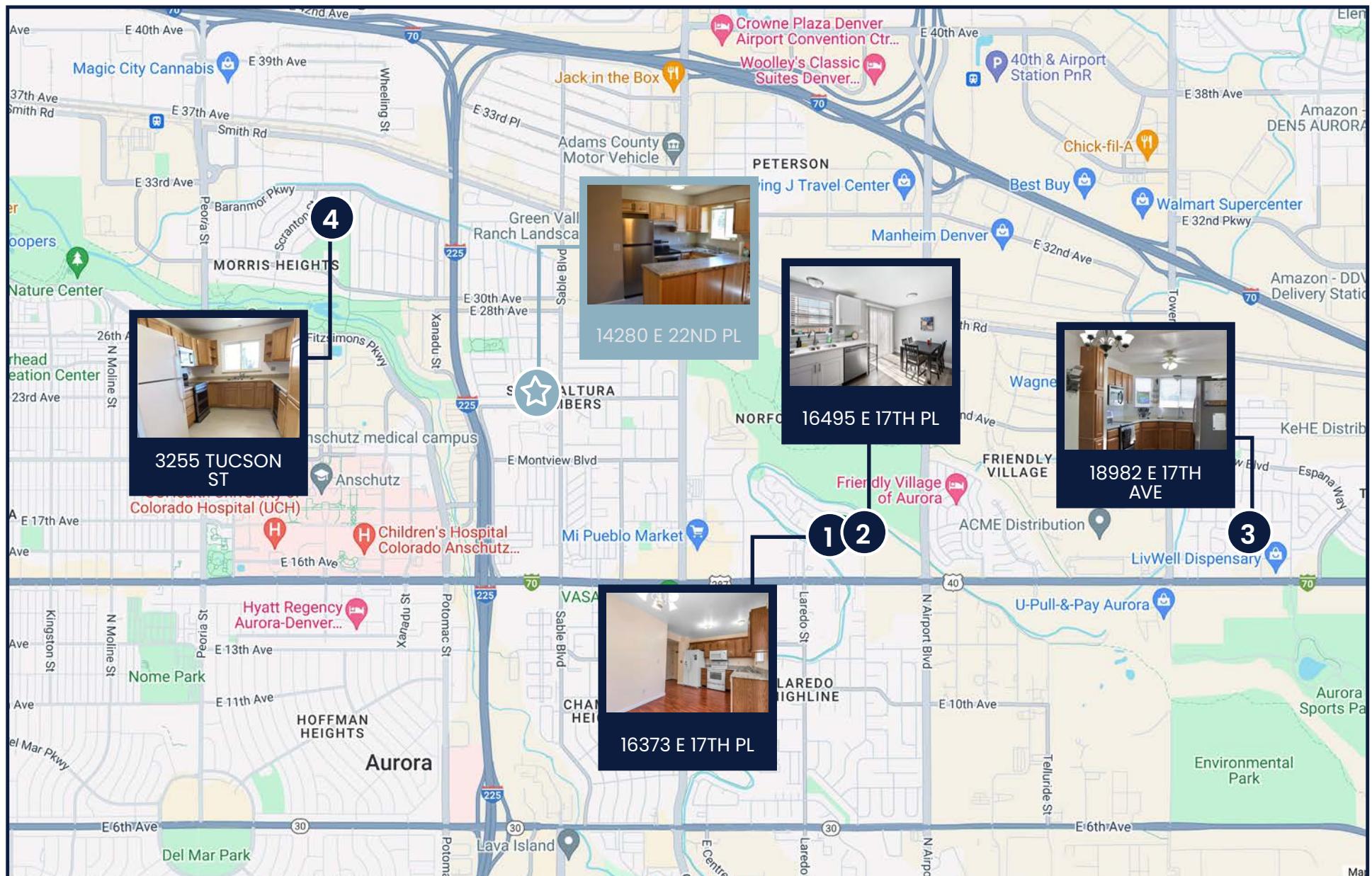
# COMPARABLE RENTAL PROPERTIES SUMMARY

PROPERTY NAME	UNITS	AVG SF	YEAR BUILT	RENT	RENT / SF
14280 E 22nd Pl Aurora, CO 80011	3	1,617	1973	\$2,223	\$1.37
1. Rent Comp 1 16373 E 17th Pl Aurora, CO 80011	4	960	2001	\$2,200	\$2.29
2. Rent Comp 2 16495 E 17th Pl Aurora, CO 80011	4	1,408	1985	\$2,900	\$2.06
3. Rent Comp 3 18982 E 17th Ave Aurora, CO 80011	2	1,267	1985	\$2,249	\$1.78
4. Rent Comp 4 3255 Tuscan St Aurora, CO 80011	1	1,176	1958	\$2,800	\$2.38
<b>TOTAL / AVG</b>	<b>3</b>	<b>1,203</b>	<b>1982</b>	<b>\$2,537</b>	<b>\$2.13</b>
			<b>Pro Forma</b>	<b>\$2,650</b>	<b>\$1.63</b>

## AVERAGE RENT COMPARISON



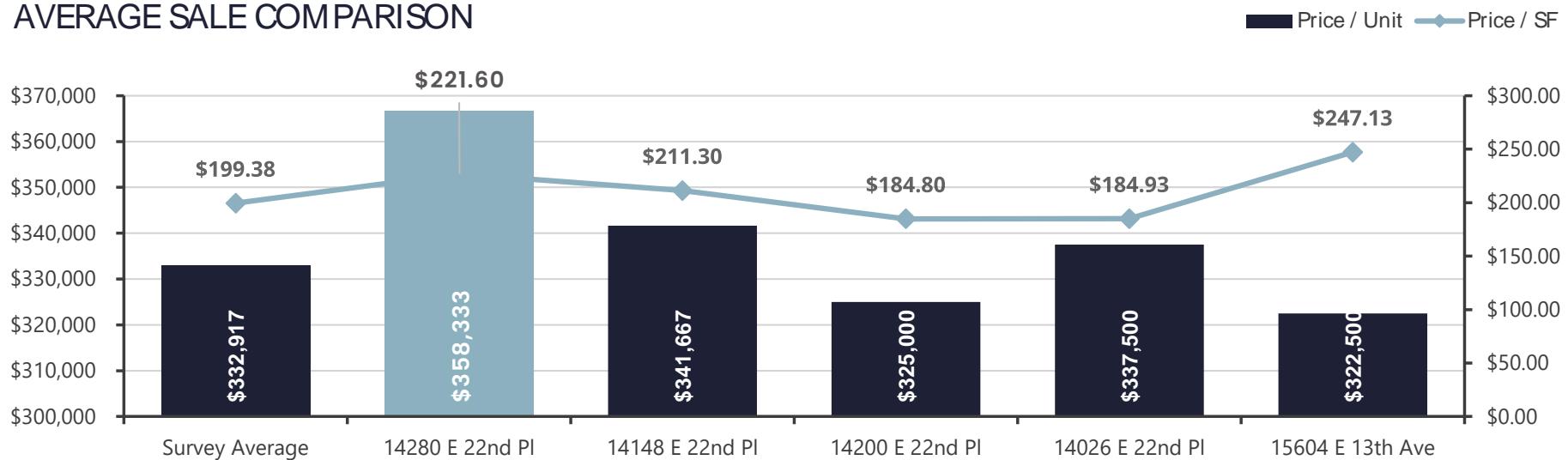
# COMPARABLE RENTAL PROPERTIES SUMMARY



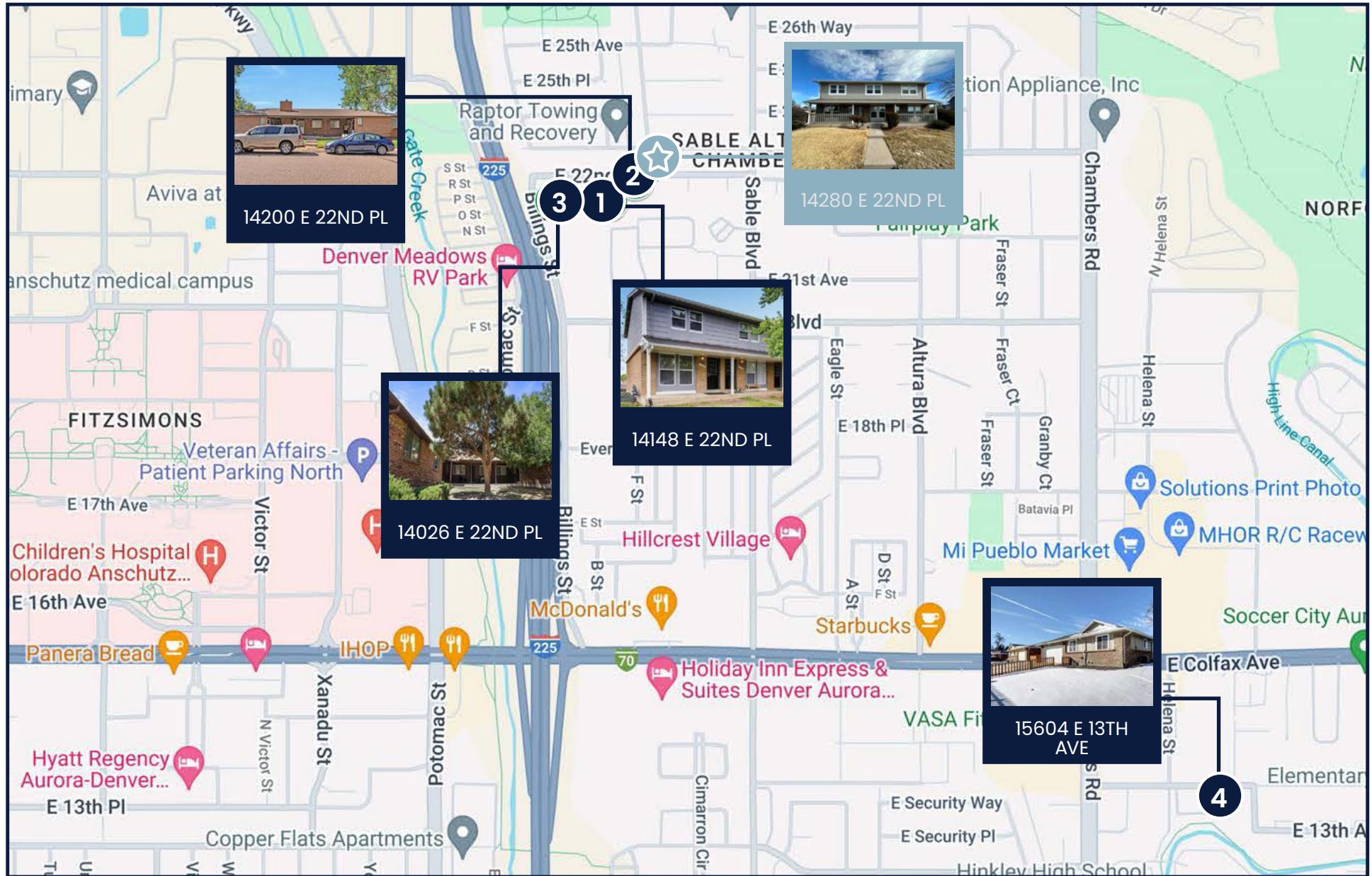
# COMPARABLE SALE PROPERTIES SUMMARY

PROPERTY NAME	YEAR BUILT	UNITS	TOTAL SF	CLOSED DATE	SALE PRICE	SALE PRICE / UNIT	SALE PRICE / SF
14280 E 22nd Pl Aurora, CO 80011	1973	3	4,851	On Market	\$1,075,000	\$358,333	\$221.60
1. Sale Comp 1 14148 E 22nd Pl Aurora, CO 80011	1973	3	4,851	8/31/2023	\$1,025,000	\$341,667	\$211.30
2. Sale Comp 2 14200 E 22nd Pl Aurora, CO 80011	1978	3	5,276	10/11/2022	\$975,000	\$325,000	\$184.80
3. Sale Comp 3 14026 E 22nd Pl Aurora, CO 80011	1965	4	7,300	9/9/2022	\$1,350,000	\$337,500	\$184.93
4. Sale Comp 4 15604 E 13th Ave Aurora, CO 80011	1974	2	2,610	2/24/2023	\$645,000	\$322,500	\$247.13
<b>TOTAL / AVG</b>	<b>1973</b>	<b>3</b>	<b>5,009</b>		<b>\$998,750</b>	<b>\$332,917</b>	<b>\$199.38</b>

## AVERAGE SALE COMPARISON



# COMPARABLE SALE PROPERTIES SUMMARY





# 03

FINANCIAL ANALYSIS

## UNIT MIX AND RENT SCHEDULE

Type	# of Units	Current Rent	Average Rent	Average Size	Rent / SF	Monthly Pro Forma	Total Unit Size	Lowest Rent	Highest Rent
3 Bed, 1.5 Bath	3	\$6,670	\$2,223	1,078	\$2.06	\$2,650	3,234	\$2,130	\$2,270
<b>TOTAL</b>	<b>3</b>	<b>\$6,670.00</b>			All Units-->	<b>\$7,950.00</b>	<b>3,234</b>		
<b>ANNUALIZED TOTAL</b>		<b>\$80,040.00</b>				<b>\$95,400.00</b>			

## NET OPERATING INCOME

INCOME	CURRENT		PER UNIT	PRO FORMA	PER UNIT
<b>Scheduled Rent Income</b>	\$80,040			\$95,400	
<b>Scheduled Gross Income</b>		\$80,040	\$26,680		\$95,400
Vacancy Allowance		\$(2,401)	\$(800)		\$(2,862)
<b>Effective Gross Income:</b>		<b>\$77,639</b>	<b>\$25,880</b>		<b>\$92,538</b>
EXPENSES					
<b>Taxes, Property:</b>					
Real		\$5,615	\$5,615	\$5,615	\$5,615
<b>Insurance:</b>					
Property		\$2,550	\$2,550	\$2,550	\$2,550
<b>Total Expenses</b>		<b>\$8,165</b>	<b>\$2,722</b>		<b>\$8,165</b>
<b>NET OPERATING INCOME</b>		<b>\$69,474</b>	<b>\$23,158</b>		<b>\$84,373</b>
					<b>\$28,124</b>

# PRICING

PROPOSED PRICING	
CURRENT / PRO FORMA	
Price	\$1,075,000
Down Payment	\$268,750 (25%)
Loan Amount	\$806,250
Interest Rate / Amortization	6.00% / 30 Years
Current NOI / Pro Forma NOI	\$69,474 / \$84,373
CURRENT / PRO FORMA ANALYSIS	
CURRENT / PRO FORMA	
Debt Service	\$(58,007)
Net Cash Flow After Debt Service	\$11,467 / \$26,366
Principal Reduction	4.27% / 9.81%
Total Return	\$9,901
Cap Rate	\$21,368 / \$36,267
GRM	7.95% / 13.49%
Price/Unit	6.46% / 7.85%
Price/Sq Ft	13.43 / 11.27
	\$358,333
	\$221.60





## UNIQUE PROPERTIES

400 South Broadway

Denver, CO 80209

[www.uniqueprop.com](http://www.uniqueprop.com)



### SALES CONTACTS:

#### ELLIOTT POLANCHYCK

Senior Broker Associate

214.616.2695

[epolanchyck@uniqueprop.com](mailto:epolanchyck@uniqueprop.com)

#### WILL MCCUALEY

Senior Broker Associate

781.733.3732

[wmccaulley@uniqueprop.com](mailto:wmccaulley@uniqueprop.com)

All materials and information received or derived from Unique Properties its directors, officers, agents, advisors, affiliates and /or any third party sources are provided without representation or warranty as to completeness, veracity or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Unique Properties its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Unique Properties will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

#### EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Unique Properties makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Unique Properties does not service as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and /or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies.

All properties and services are marketed by Properties in compliance with all applicable fair housing and equal opportunity laws.