



1143 Akron St
Aurora, CO 80010





INVESTMENT CONTACT

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INVESTMENT OVERVIEW



PROPERTY DESCRIPTION

Conveniently situated just minutes east of Downtown Denver, 1143 Akron Street offers excellent connectivity to major thoroughfares including Colfax Avenue, I-225, and I-70. The property is positioned in the heart of Aurora, providing quick access to the Anschutz Medical Campus, UCHealth University of Colorado Hospital, and Children's Hospital Colorado. Nearby retail, dining, and neighborhood services create a strong amenity base, while proximity to public transportation makes the location easily accessible.

PROPERTY HIGHLIGHTS

- Close to Anschutz Medical Campus, UCHealth, and Children's Hospital, supporting strong demand from healthcare professionals and staff
- Opportunity for updates or repositioning to increase income and long-term value
- Newer roof and updated vinyl windows
- Immediately adjacent to the Lowry master-planned community
- Off-street parking and on-site laundry

OFFERING SUMMARY

Sale Price:	\$595,000
Number of Units:	4
Lot Size:	0.154 Acres
Building Size:	2,245 SF

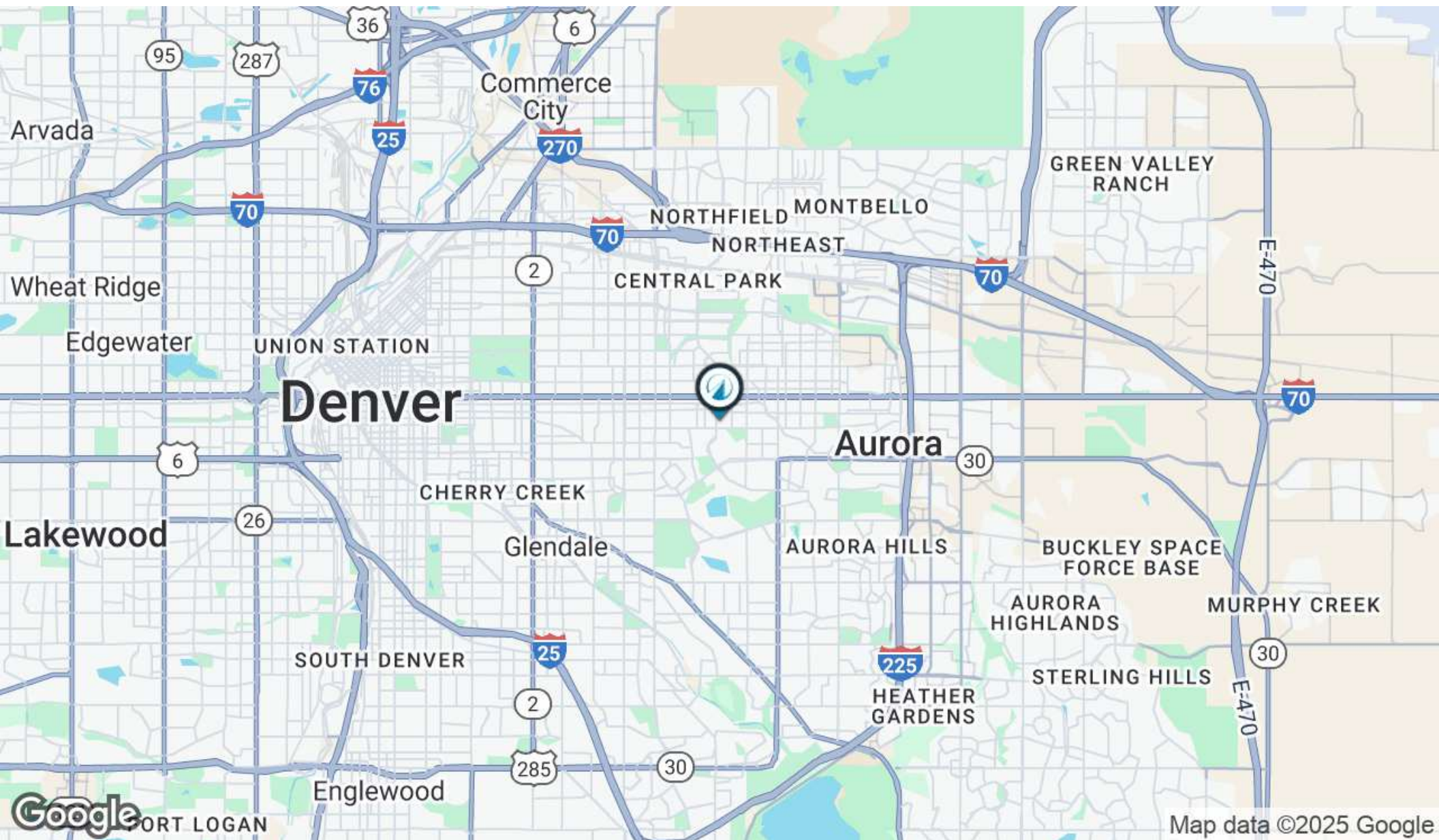
DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	666	2,068	9,421
Total Population	1,757	5,539	25,385
Average HH Income	\$74,267	\$76,258	\$91,245



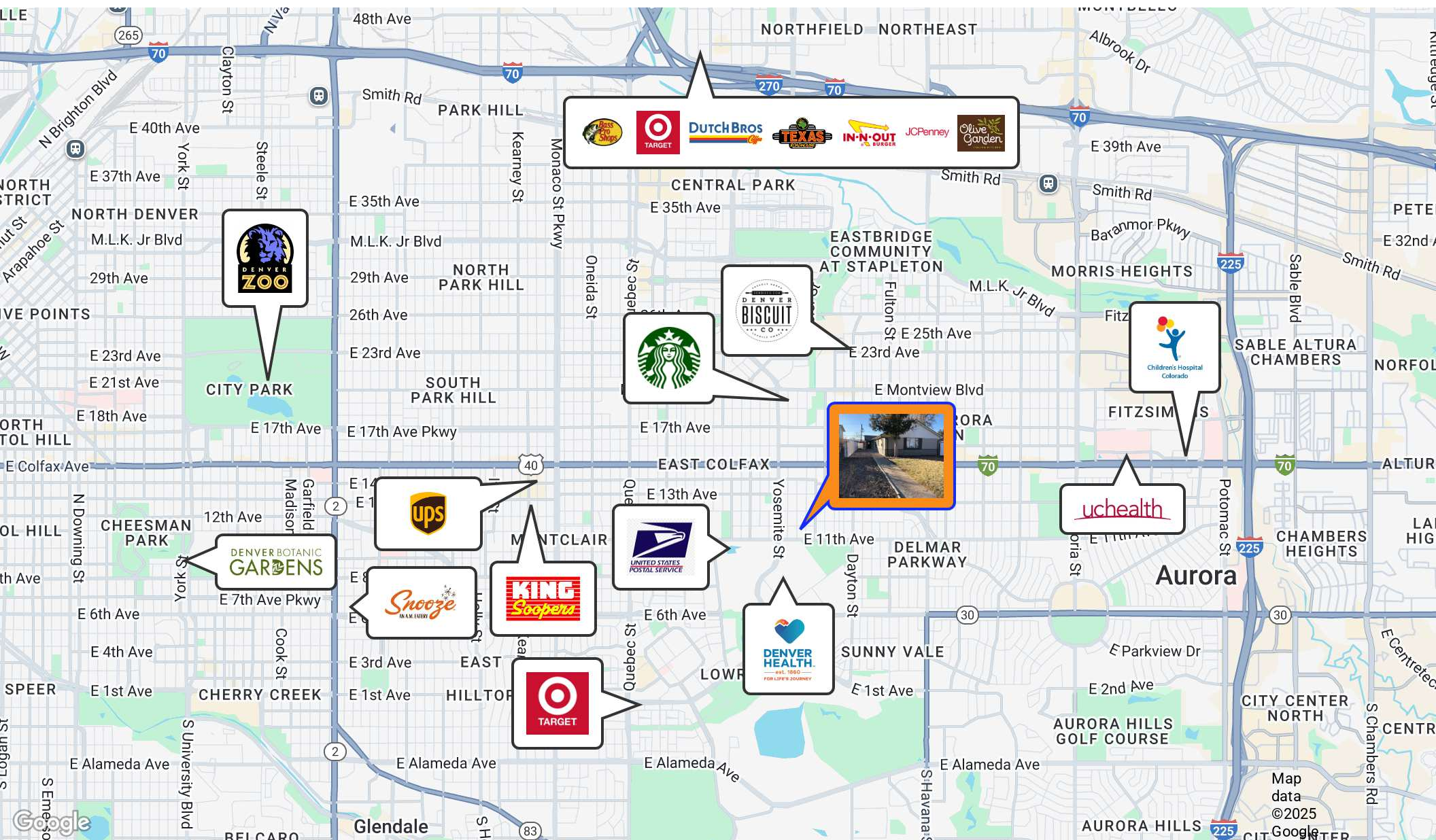
ADDITIONAL PHOTOS



LOCATION MAP



RETAILER MAP



AREA OVERVIEW

AURORA, CO

ABOUT

Aurora, CO has a population of 387k people with a median age of 35.1 and a median household income of \$78,685. In recent years, the population of Aurora, CO grew from 383,496 to 387,349, a 1% increase and its median household income grew from \$72,052 to \$78,685, a 9.21% increase.

In the last few years, the median property value increased from \$350,200 to \$409,700, a 17% increase.

ECONOMY

The economy of Aurora, CO employs 204k people. The largest industries in Aurora, CO are Health Care & Social Assistance (26,519 people), Retail Trade (21,538 people), and Construction (20,342 people), and the highest paying industries are Mining, Quarrying, & Oil & Gas Extraction (\$84,089), Professional, Scientific, & Technical Services (\$69,905), and Information (\$68,722).

Median household income in Aurora, CO is \$78,685.

POPULATION
387,349

1% 1-YEAR GROWTH

MEDIAN AGE
35.1

MEDIAN HH INCOME
\$78,685

9.21% 1-YEAR GROWTH

NUMBER OF EMPLOYEES
204,387

1.4% 1-YEAR GROWTH

MEDIAN PROPERTY VALUE
\$409,700

17% 1-YEAR GROWTH

Source: <https://www.datausa.io/>



INVESTMENT ANALYSIS

CONFIDENTIAL

1143 Akron St

Estimated As-Is

Market

PRICING ANALYSIS

Unit Breakdown		
Unit Type	Units	Avg SF
1Br/1Ba	3	495
2Br/1Ba	1	778
Total Units	4	

Property Description	
Total Units:	4
Year Built:	1957
Building GSF:	2,245 SF
Land SF:	6,708 SF

Underwriting Assumptions:	
<ul style="list-style-type: none"> Building GSF and Land SF based on Arapahoe County Assessor. "As-Is" Rental Income based on annualizing Rent Roll and P&L provided. "Proforma" based on market. Insurance quote provided by Manor Insurance Agency. "As-Is" and "Proforma" assume R&M of \$1,000/unit/year. "Proforma" Expenses are 3.0% increases over "As-Is". 	

INCOME:			
Avg Rent/Unit	Unit Type	Rent/SF	Total
\$1,060	1Br/1Ba	\$2.14	\$ 38,160
\$1,375	2Br/1Ba	\$1.77	\$ 16,500
Gross Rental Income:			\$ 54,660
General Vacancy:			7.00% \$ (3,826)
Effective Rental Income:			\$ 50,834
Pet Rent:			\$ 315
RUBS:			\$ 3,001
Miscellaneous:			\$ 787
Gross Operating Income:			\$ 54,937
EXPENSES:			
	% of ERI	Per Unit	Total
Property Tax:	6.49%	\$ 824	\$ 3,298
Insurance:	7.28%	\$ 925	\$ 3,700
Gas & Electric:	0.60%	\$ 76	\$ 303
Water & Sewer:	3.62%	\$ 459	\$ 1,838
Trash:	3.47%	\$ 441	\$ 1,766
Admin/Legal:	1.88%	\$ 239	\$ 955
Repairs & Maint.:	7.87%	\$ 1,000	\$ 4,000
Total Expenses:	31%		\$ 15,860
Expenses Per Unit:			\$ 3,965
Expenses Per SF:			\$ 7.06
Net Operating Income:			39,078

INCOME:			
Avg Rent/Unit	Unit Type	Rent/SF	Total
\$1,100	1Br/1Ba	\$2.22	\$ 39,600
\$1,400	2Br/1Ba	\$1.80	\$ 16,800
Gross Rental Income:			\$ 56,400
General Vacancy:			7.00% \$ (3,948)
Effective Rental Income:			\$ 52,452
Pet Rent:			\$ 324
RUBS:			\$ 3,091
Miscellaneous:			\$ 811
Gross Operating Income:			\$ 56,679
EXPENSES:			
	% of ERI	Per Unit	Total
Property Tax:	6.29%	\$ 824	\$ 3,298
Insurance:	7.27%	\$ 953	\$ 3,811
Gas & Electric:	0.59%	\$ 78	\$ 312
Water & Sewer:	3.61%	\$ 473	\$ 1,893
Trash:	3.47%	\$ 455	\$ 1,819
Admin/Legal:	1.88%	\$ 246	\$ 984
Repairs & Maint.:	7.63%	\$ 1,000	\$ 4,000
Total Expenses:	31%		\$ 16,117
Expenses Per Unit:			\$ 4,029
Expenses Per SF:			\$ 7.18
Net Operating Income:			40,562

Acquisition Price:		\$595,000
Price Per Unit:		\$148,750
Price Per SF:		\$265.03

New Estimated Loan	
Loan Amount (70%):	\$357,000
Down Payment (30%):	\$238,000
Interest Rate:	6.25%
Amortization Years:	30
Annual Debt Service:	(\$26,377)
Principal Reduction:	\$4,183

Estimated As-Is NOI:		\$39,078
Before Tax Cash Flow:		\$12,700
Debt Coverage Ratio:		1.48
Cash-on-Cash Return:		5.34%
Total Return:		7.09%
Cap Rate:		6.57%

Market NOI:		\$40,562
Before Tax Cash Flow:		\$14,185
Debt Coverage Ratio:		1.54
Cash-on-Cash Return:		5.96%
Total Return:		7.72%
Cap Rate:		6.82%

Information contained in this analysis has been obtained from sources believed to be reliable, however we accept no responsibility for its correctness, and encourage the verification of all information. 10/7/2025



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