

COLONY HOUSE APARTMENTS

FOR SALE | \$5,900,000
PRICE REDUCED | \$5,700,000



152 Del Mar Circle | Aurora, CO | 80011

 **GENESEE**
COMMERCIAL
GROUP, LLC
COMMERCIAL REAL ESTATE

Property Overview

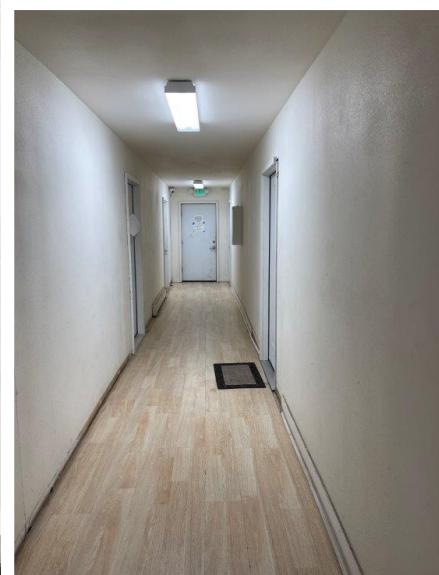


Property Features

- Three Stories
- Interior Elevator (7 years old)
- Built 1967; Renovated 2019
- Over \$1,000,000 in Capital Improvements
- New Boiler 2025
- New Water Heater 2025
- Secure Building
- One Block from King Soopers Grocery Store
- Across from Del Mar Park & Rec Center with Pool
- On-Site Laundry Owned
- On-Site Security System
- Swimming Pool - Covered with Mechanics
- 35 Surface Parking Spaces + Street
- All 37 Units Have Been Upgraded Including New Flooring, New Paint & Some New Cabinets, New Electrical Boxes, Roof Replaced 2019, New Boiler
- On-Site Office & Maintenance Room
- 2 Sheds
- New Asphalt Parking Lot 2023
- Cell Tower Rights Not Owned

Property Basics

Price	\$5,700,000
Units	37
Built	1967
Lot Size:	0.62 acres
Building Size:	28,048 square ft
Zoning:	R4 High Density Multi-Family
Assessor's Parcel Number:	1973-01-3-12-004



Price Summary



Unit Mix

UNIT TYPE	NUMBER OF UNITS	APPROXIMATE SQFT
1 Bedroom 1 Bath	33	640SF
2 Bedroom 1 Bath	3	800SF
Studio with fireplace	1	450SF
Total Units	37	28,048 SF

Income	2024 - Actual	2025 - Projected
Laundry Income	\$1,779	\$28,500
Rent Income (Current Rent Roll)	\$512,373	\$563,610
Total Income	\$512,373	\$563,610
Less 3% Vacancy	\$0	\$0
Gross Profit	\$512,373	\$563,610
Expense		
Business License/Permit	\$354	\$354
Insurance Expense	\$30,269	\$31,000
Legal Costs	\$300	\$1,200
Management (4.5%)	\$28,000	\$34,000
Office Costs	\$3,392	\$3,500
Property Taxes	\$27,036	\$32,000
Repairs/Maintenance	\$26,934	\$26,934
Utilities		
Gas & Electric	\$21,301	\$16,500
Trash	\$6,316	\$6,316
Water & Sewer	\$2,383	\$22,450
Utilities Total	\$54,000	\$45,266
Total Expense	\$170,285	\$174,254
Net Income	\$342,088	\$389,356
Expenses Per Unit	\$4,602	\$4,710
Expenses Per Square Foot	\$6.07	\$6.21
CAP	6.0%	6.8%
Price Per Square Foot	\$260	\$260

Rent Roll October 2025

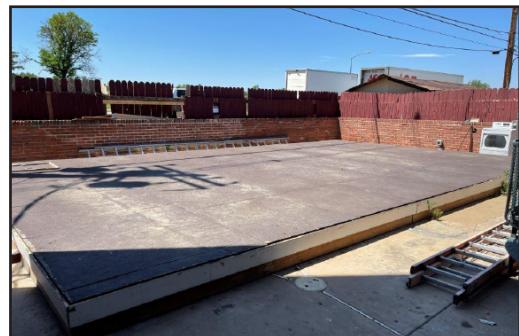
Unit	Type	Rent
1	1Bd/1Ba	\$1,400.00
2	Studio	\$1,200.00
101	1Bd/1Ba	\$1,200.00
102	1Bd/1Ba	\$1,200.00
104	1Bd/1Ba	\$1,200.00
105	1Bd/1Ba	\$1,250.00
106	1Bd/1Ba	\$1,250.00
107	1Bd/1Ba	\$1,304.00
108	1Bd/1Ba	\$1,200.00
109	1Bd/1Ba	\$1,200.00
201	1Bd/1Ba	\$1,200.00
202	1Bd/1Ba	\$1,200.00
203	1Bd/1Ba	\$1,200.00
204	1Bd/1Ba	\$1,200.00
205	1Bd/1Ba	\$1,200.00
206	2Bd/1Ba	\$1,200.00
207	1Bd/1Ba	\$1,200.00
208	1Bd/1Ba	\$1,150.00
209	1Bd/1Ba	\$1,300.00
301	1Bd/1Ba	\$1,200.00
302	1Bd/1Ba	\$1,200.00
303	1Bd/1Ba	\$1,200.00
304	1Bd/1Ba	\$1,150.00
305	1Bd/1Ba	\$1,200.00
306	2Bd/1Ba	\$1,450.00
307	1Bd/1Ba	\$1,250.00
308	1Bd/1Ba	\$1,200.00
309	1Bd/1Ba	\$1,200.00
401	1Bd/1Ba	\$1,200.00
402	1Bd/1Ba	\$1,250.00
403	1Bd/1Ba	\$1,150.00
404	1Bd/1Ba	\$1,200.00
405	1Bd/1Ba	\$1,200.00
406	2Bd/1Ba	\$1,450.00
407	1Bd/1Ba	\$1,200.00
408	1Bd/1Ba	\$1,200.00
409	1Bd/1Ba	\$1,250.00

Monthly Total: **\$44,154.00**



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Presented by **Barbara Carlson**
Senior Broker

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