

1744 BOSTON STREET

AURORA, CO 80010

INI THE NEWELL TEAM



Confidential Offering Memorandum

PINNACLE
REAL ESTATE ADVISORS

1744 BOSTON STREET

Aurora, CO 80010

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EXECUTIVE SUMMARY



Executive Summary

1744 BOSTON STREET

1744 Boston St

Aurora, CO 80010

Units:	8
Year Built:	1969
List Price:	\$950,000
Price/Unit:	\$118,750
Price/SF:	\$173.61
Building Type:	Brick
Building Size:	5,472 SF
Lot Size:	0.29 Acres
Roof:	Pitched
Heating:	Hot Water Boilers
Parking:	8 Off-Street Parking
CAP Rate:	11.69%
Cash on Cash Return:	21.73%
Total Return:	24.46%

Property Features

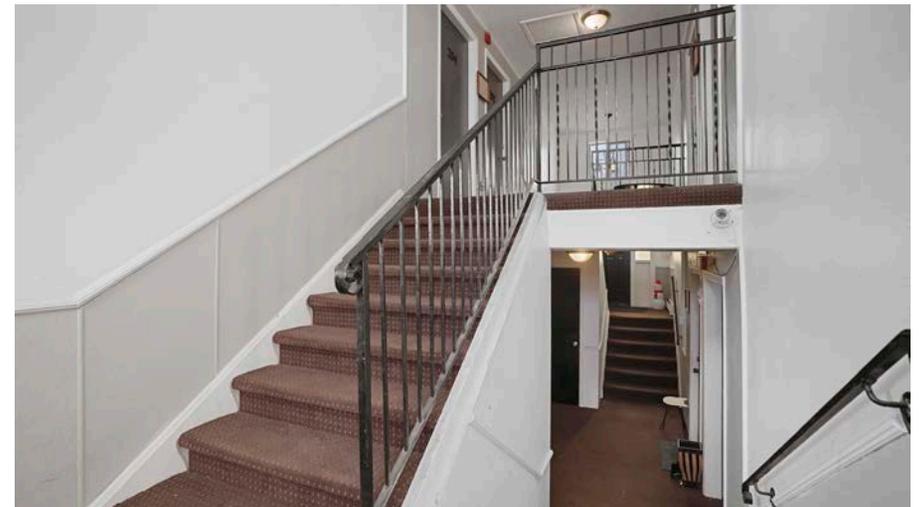
- 11.69% Current CAP Rate!
- All Large, 1Bd/1Ba Units
- Newer Roof
- On-Site Laundry
- Ample Off-Street Parking & Large Private Backyard
- 0.7 Miles to Stanley Marketplace and Across the Street from Montview Park
- Nearby Bus Route Provides Direct Access to Downtown Denver, City Park and Anschutz Medical Campus



Property Overview

1744 BOSTON STREET





FINANCIAL ANALYSIS



Income & Expenses Analysis

1744 BOSTON STREET

UNIT MIX AND AVERAGE RENT SCHEDULE

UNIT TYPE	No. of Units	Approx. SF	Current Rent	Monthly Income	Current Rent/SF	Pro Forma Rent	Monthly Income	Pro Forma Rent/SF
1 Bed 1 Bath	8	625	\$1,641	\$13,125	\$2.63	\$1,200	\$9,600	\$1.92
TOTAL	8	5,000		\$13,125			\$9,600	

INCOME

	Current	Pro Forma
Gross Potential Rent	\$157,500	\$115,200
Other Income		
Utility Reimbursement (Actual - Trailing 12 Months/ Estimated: \$50/Unit/Month)	\$0	\$4,800
Total Other Income	\$0	\$4,800
Gross Potential Income	\$157,500	\$120,000
Vacancy/Collection Loss (Estimated)	5.00% (\$7,875)	5.00% (\$6,000)
EFFECTIVE GROSS INCOME	\$149,625	\$114,000

EXPENSES

Taxes (Actual - 2025/ 2026)	\$9,664	\$13,900
Insurance (Actual - 2025/ Estimated: \$1,000/Unit/Year)	\$5,396	\$8,000
Gas & Electric (Actual - Trailing 12 Months)	\$8,810	\$8,810
Water & Sewer (Actual - Trailing 12 Months)	\$7,555	\$7,555
Trash (Actual - Trailing 12 Months/ Estimated: \$250/Month)	\$4,188	\$3,000
Maintenance & Repairs (Actual - Trailing 12 Months/ Estimated: \$850/Unit/Year)	\$2,950	\$6,800
Management Fee (Actual - Trailing 12 Months/ Estimated: 6%)	\$0	\$6,840
TOTAL EXPENSES	\$38,563	\$54,905
Expenses per Unit	\$4,820	\$6,863
Expenses per SF	\$7.71	\$10.98
% OF EGI	25.8%	48.2%
NET OPERATING INCOME	\$111,062	\$59,095

Pricing Summary

Investment Summary

Price:	\$950,000
Price/Unit:	\$118,750
Price/SF:	\$173.61
Current CAP Rate:	11.69%

Proposed Financing

Loan Amount:	70%	\$665,000
Down Payment:	30%	\$285,000
Interest:	6.25%	
Amortization:	30 Years	

Current

CASH FLOW INDICATORS

Net Operating Income		\$111,062
Debt Service		(\$49,134)
Net Cash Flow	21.73%	\$61,928
Principal Reduction		\$7,792
Total Return	24.46%	\$69,720

VALUE INDICATORS

CAP Rate	11.69%
Price Per Unit	\$118,750
Price Per Foot	\$173.61

Pro Forma

CASH FLOW INDICATORS

Net Operating Income		\$59,095
Debt Service		(\$49,134)
Net Cash Flow	3.49%	\$9,961
Principal Reduction		\$7,792
Total Return	6.23%	\$17,753

VALUE INDICATORS

CAP Rate	6.22%
Price Per Unit	\$118,750
Price Per Foot	\$173.61



SALES COMPARABLES

204

202



EXIT



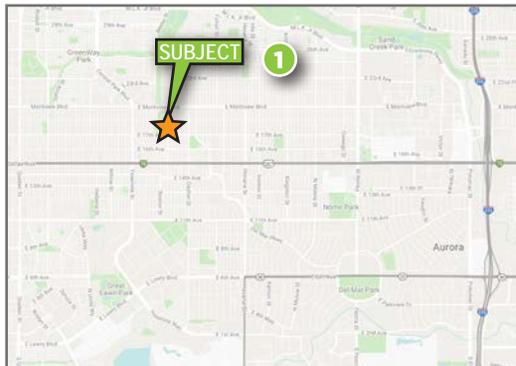
Comparable Sales

**2515 Kenton Street
Aurora, CO**

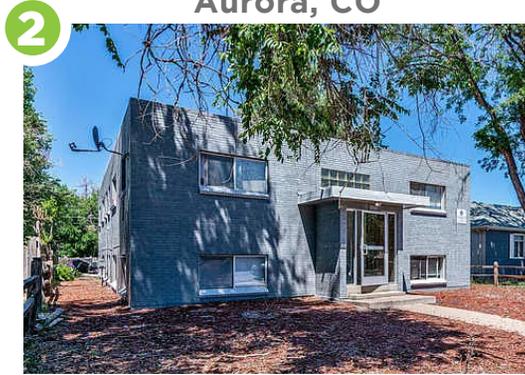


Number of Units:	8
Year Built:	1961
Sale Price:	\$1,100,000
Sale Date:	12/27/2024
Price/Unit:	\$137,500
Price/SF:	\$245.54

Unit Mix:	
8	1Bd/1Ba

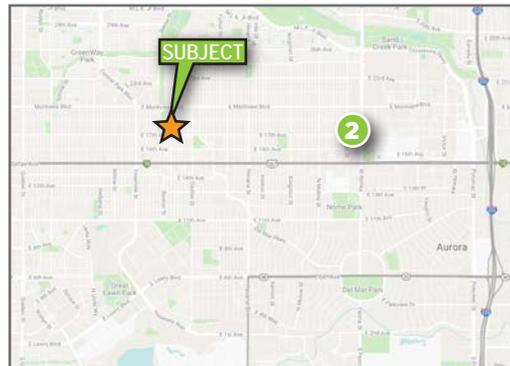


**1733 Paris Street
Aurora, CO**



Number of Units:	8
Year Built:	1950
Sale Price:	\$900,000
Sale Date:	2/13/2025
Price/Unit:	\$112,500
Price/SF:	\$206.04

Unit Mix:	
8	1Bd/1Ba

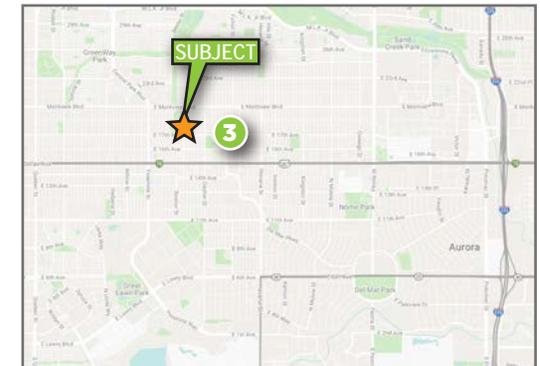


**9407 E 17th Ave
Aurora, CO**



Number of Units:	12
Year Built:	1971
Sale Price:	\$1,750,000
Sale Date:	11/14/2025
Price/Unit:	\$145,833
Price/SF:	\$208.96

Unit Mix:	
8	2Bd/1Ba



LOCATION OVERVIEW



Location Overview

1744 BOSTON STREET



POPULATION

1 mile	27,088
3 mile	160,444
5 mile	433,798



HOUSEHOLDS

1 mile	9,682
3 mile	62,192
5 mile	176,170



AVERAGE HH INCOME

1 mile	\$88,649
3 mile	\$102,767
5 mile	\$100,336



Location Overview

1744 BOSTON STREET

DRIVE TIMES:

Downtown Denver	25 Minutes
Boulder	45 Minutes
Denver International Airport	25 Minutes
Summit County/Mountains	100 Minutes
Colorado Springs	80 Minutes



1744 Boston St

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