

1744 BOSTON STREET

AURORA, CO 80010

THE NEWELL TEAM



Confidential Offering Memorandum

 **PINNACLE**
REAL ESTATE ADVISORS

1744 BOSTON STREET

Aurora, CO 80010



IN THE NEWELL TEAM

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EXECUTIVE SUMMARY



Executive Summary

1744 BOSTON
STREET

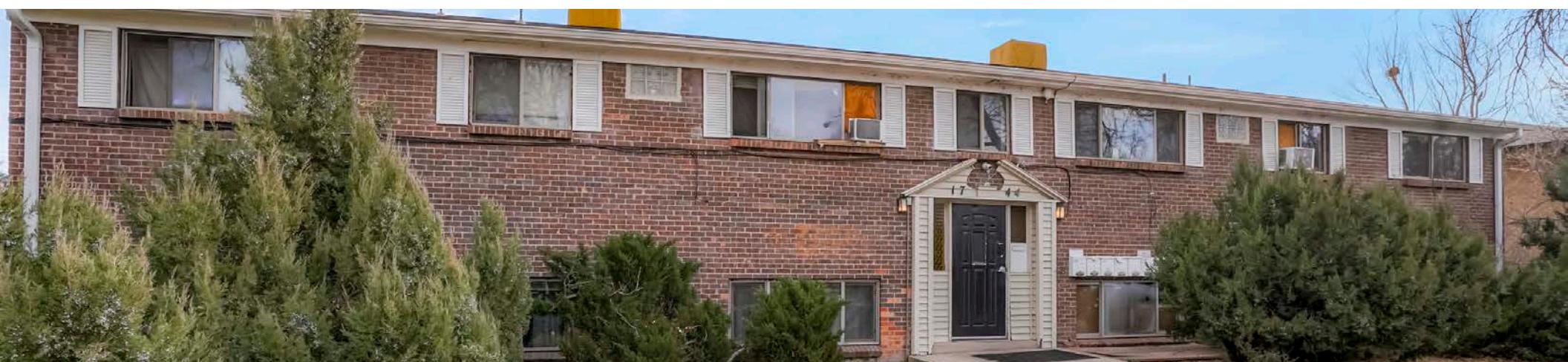
1744 Boston St

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



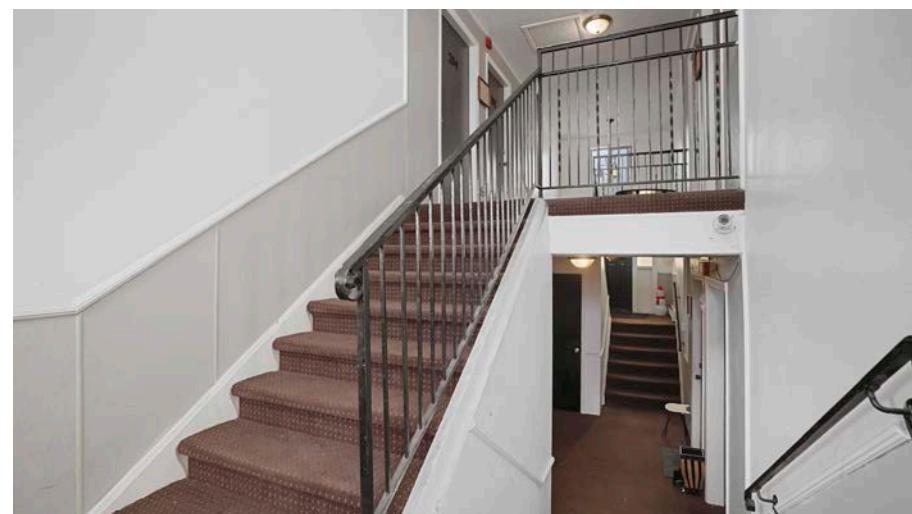
Property Overview

1744 BOSTON
STREET



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/ Estimated: 2026)	\$9,664	\$12,056
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	\$53,061
Expenses per Unit		\$4,820	\$6,633
Expenses per SF		\$7.71	\$10.61
% OF EGI		25.8%	46.5%
NET OPERATING INCOME		\$111,062	\$60,939

Pricing Summary

1744 BOSTON
STREET

Investment Summary		Current		Pro Forma	
		CASH FLOW INDICATORS		CASH FLOW INDICATORS	
Price:	\$950,000	Net Operating Income	\$111,062	Net Operating Income	\$60,939
Price/Unit:	\$118,750	Debt Service	(\$49,134)	Debt Service	(\$49,134)
Price/SF:	\$173.61	Net Cash Flow	21.73% \$61,928	Net Cash Flow	4.14% \$11,805
Current CAP Rate:	11.69%	Principal Reduction	\$7,792	Principal Reduction	\$7,792
Proposed Financing		Total Return	24.46% \$69,720	Total Return	6.88% \$19,597
Value Indicators					
Loan Amount:	70% \$665,000	CAP Rate	11.69%	CAP Rate	6.41%
Down Payment:	30% \$285,000	Price Per Unit	\$118,750	Price Per Unit	\$118,750
Interest:	6.25%	Price Per Foot	\$173.61	Price Per Foot	\$173.61
Amortization:	30 Years				



SALES COMPARABLES



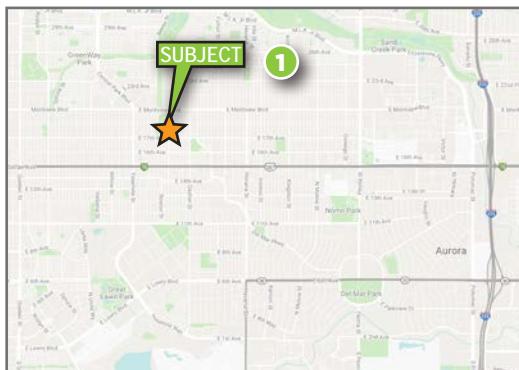
Comparable Sales

1744 BOSTON
STREET

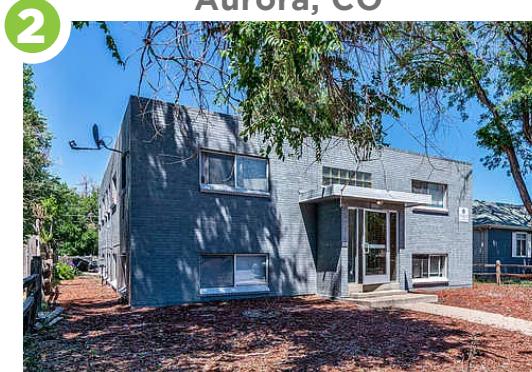
2515 Kenton Street
Aurora, CO



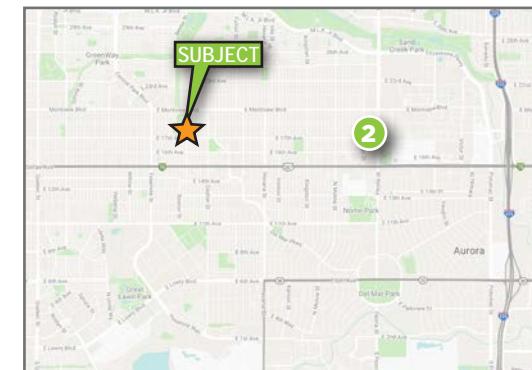
Number of Units:	8
Year Built:	1961
Sale Price:	\$1,100,000
Sale Date:	12/27/2024
Price/Unit:	\$137,500
Price/SF:	\$245.54
Unit Mix:	
8	1Bd/1Ba



1733 Paris Street
Aurora, CO



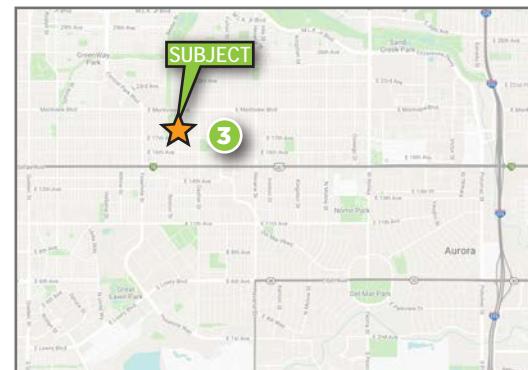
Number of Units:	8
Year Built:	1950
Sale Price:	\$900,000
Sale Date:	2/13/2025
Price/Unit:	\$112,500
Price/SF:	\$206.04
Unit Mix:	
8	1Bd/1Ba



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

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DRIVE TIMES:

Downtown Denver
Boulder
Denver International Airport
Summit County/Mountains
Colorado Springs

25 Minutes
45 Minutes
25 Minutes
100 Minutes
80 Minutes



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