

# 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



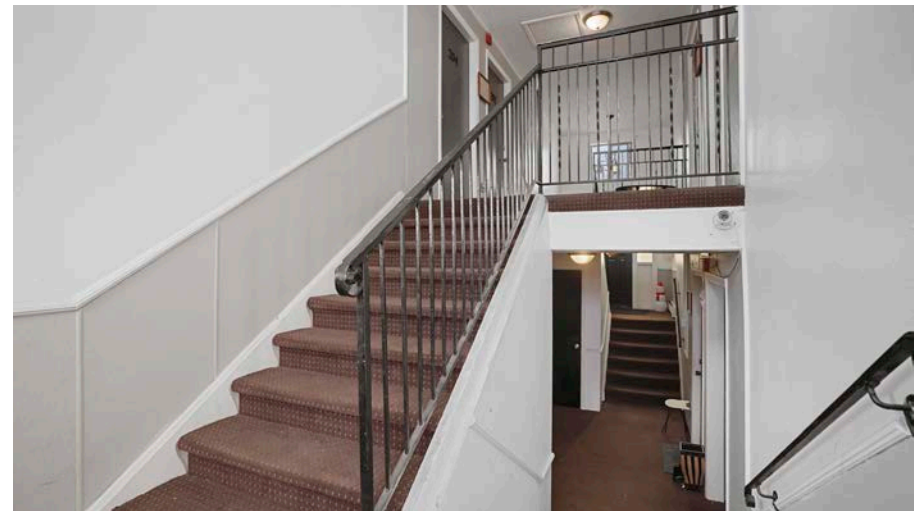


# Property Overview

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
<b>TOTAL</b>	<b>8</b>	<b>5,000</b>		<b>\$13,125</b>			<b>\$9,600</b>	

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

<b>EXPENSES</b>			
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
<b>TOTAL EXPENSES</b>		<b>\$38,563</b>	<b>\$53,061</b>
Expenses per Unit		\$4,820	\$6,633
Expenses per SF		\$7.71	\$10.61
% OF EGI		25.8%	46.5%
<b>NET OPERATING INCOME</b>		<b>\$111,062</b>	<b>\$60,939</b>



# Pricing Summary

**1744** BOSTON STREET

## 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

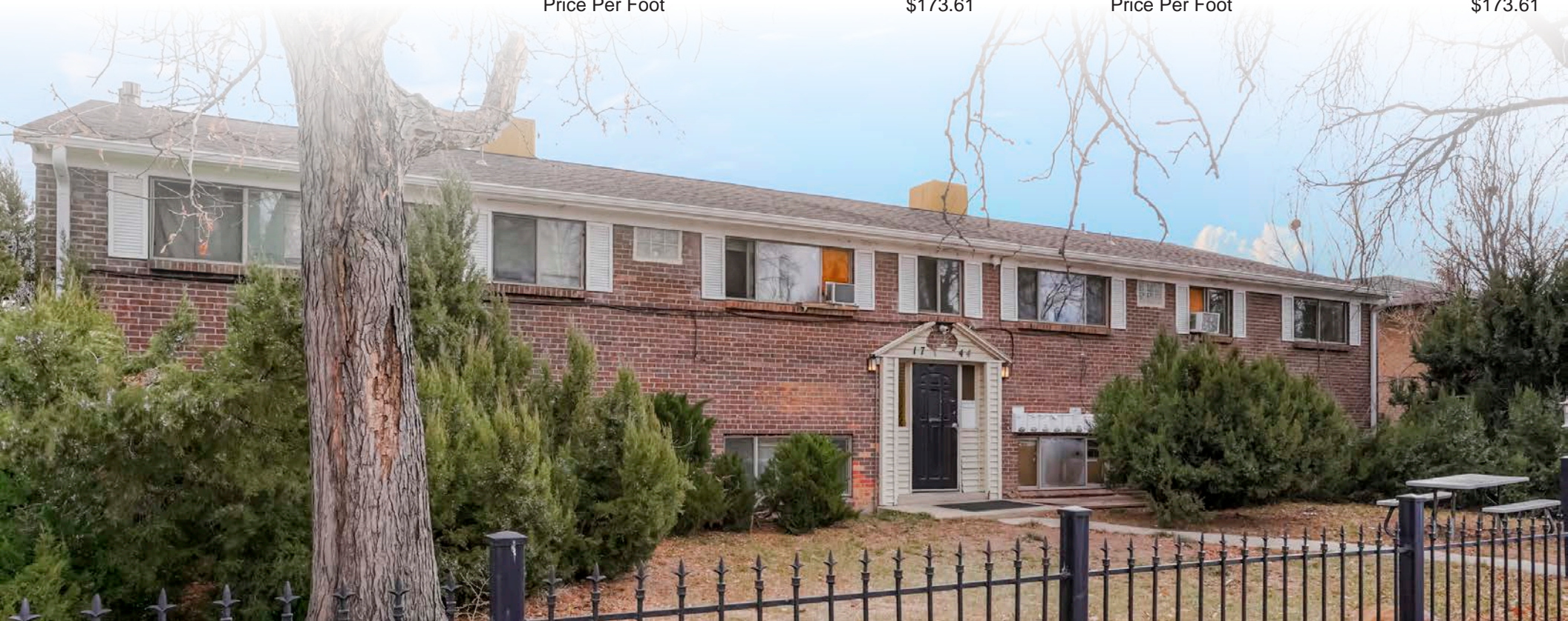
## Pro Forma

### CASH FLOW INDICATORS

Net Operating Income		\$60,939
Debt Service		(\$49,134)
Net Cash Flow	4.14%	\$11,805
Principal Reduction		\$7,792
Total Return	6.88%	\$19,597

### VALUE INDICATORS

CAP Rate	6.41%
Price Per Unit	\$118,750
Price Per Foot	\$173.61





# SALES COMPARABLES





# Comparable Sales

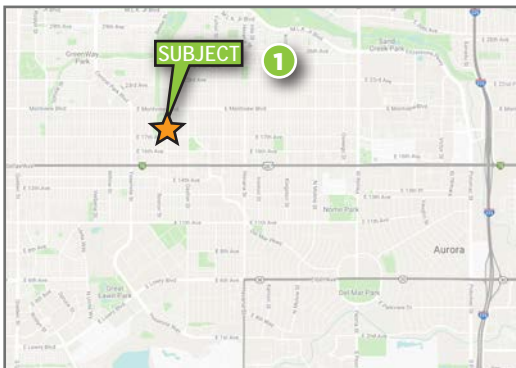
**1744** BOSTON STREET

## 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

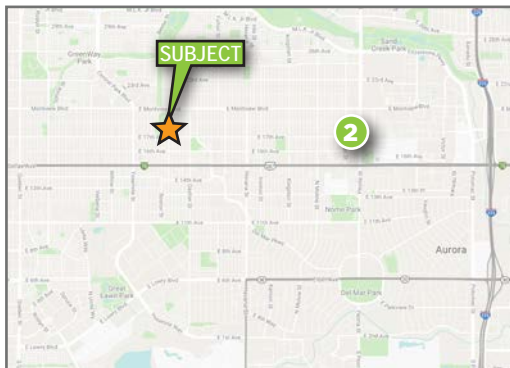


## 1733 Paris Street Aurora, CO



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

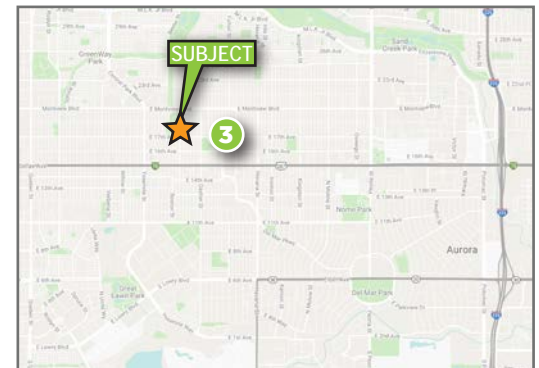


## 9407 E 17th Ave Aurora, CO



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

**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





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