

OFFERING MEMORANDUM

CURRENT CAP RATE OF 7.0%



1415-1425 KINGSTON STREET

Aurora, CO 80110

Price: \$2,650,000 \$2,450,000 | **Units:** 16

INVESTMENT ADVISORS



Kevin Calame
Principal

303-263-6260

Kevin@NorthPeakCRE.com



Matt Lewallen
Principal

303-210-1623

Matt@NorthPeakCRE.com



NORTHPEAK[®]
COMMERCIAL ADVISORS

NorthPeak Commercial Advisors
1720 S Bellaire St. Suite 701
Denver, CO 80222
720-738-1949 • NorthPeakCRE.com





PROPERTY SUMMARY



NORTHPEAK[®]
COMMERCIAL ADVISORS

EXECUTIVE SUMMARY

PROPERTY DETAILS

Address	1415-1425 Kingston St. Aurora, CO 80010
Price	\$2,450,000
# of Units	16
Building Size	10,960 SF
Lot Size	12,632 SF
Year Built	1962
Roof	Pitched
Building Type	Masonry
Heat	Forced Air
Off-Street Parking	9 Spaces

PROPERTY HIGHLIGHTS

- Recently renovated
- Separately metered for gas and electric
- Off-street parking
- Pitched roof

Providing high-quality living, **1415-1425 Kingston St.** consists of studio, 1-bedroom/1-bath, and 2-bedroom/2-bath units, with all units offering private patios or balconies. Situated on nearly 2 acres, the property includes a range of amenities such as a heated pool, sauna, recreation room, workout room, and inviting common areas. Ample parking is available, with several covered spaces available for an extra charge.



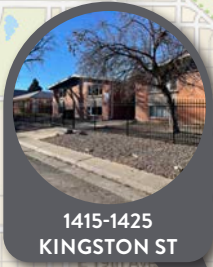
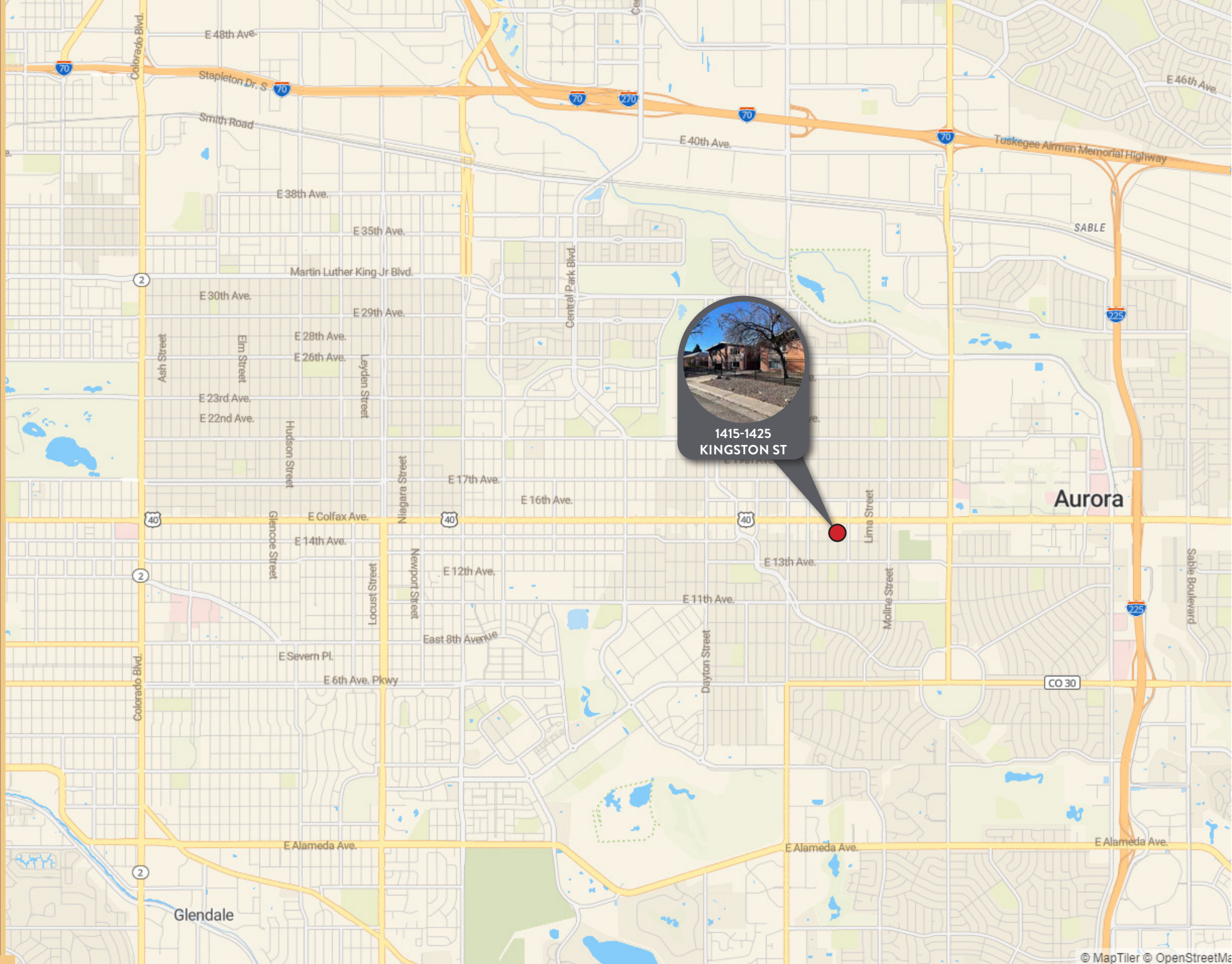




LOCATION OVERVIEW



NORTHPEAK®
COMMERCIAL ADVISORS



1415-1425
KINGSTON ST

Aurora

© MapTiler © OpenStreetMap

AURORA

Aurora is filled with unique attractions, activities, and must-sees. Explore the beauty of Colorado's outdoors at one of the parks, trails, golf courses, or gorgeous reservoirs—not to mention the thousands of acres of open space. Spend an afternoon at Cherry Creek Reservoir hiking the trails, trying stand-up paddleboarding, or riding horses off into the mountain sunset. Discover Aurora's cultural art district, visit galleries, or stop by the Colfax Canvas Murals and enjoy a self-guided audio tour.

Shop around at locally-owned boutiques and national brands all in one. Or visit Colorado's largest indoor marketplace, Stanley Marketplace for Aurora-based shopping, dinner, and drinks. Set out early for a morning of site-seeing and searching for historical sites or bring the kids along and view native wildlife. Whatever you choose, enjoy!

Walk Score

83

VERY WALKABLE

Most errands can be accomplished on foot.

Transit Score

54

GOOD TRANSIT

Many nearby public transportation options.

Bike Score

60

BIKEABLE

Some bike infrastructure.





DENVER REALTY GROUP
PROPERTY MANAGEMENT
303-502-7400
www.denverrealtygroup.com

INVESTMENT ANALYSIS



NORTHPEAK[®]
COMMERCIAL ADVISORS

UNIT MIX & INVESTMENT ANALYSIS

UNIT TYPE	NO. OF UNITS	APPROX. SF	CURRENT RENT	MONTHLY INCOME	PRO FORMA RENT	PRO FORMA MONTHLY INCOME
1Bd/1Ba	1	550	\$1,309	\$1,309	\$1,325	\$1,325
2Bd/1Ba	15	650	\$1,450	\$21,750	\$1,535	\$23,025
TOTALS	16	10,300		\$23,059		\$24,350

INCOME	CURRENT	PRO FORMA
Gross Scheduled Income (GSI)	\$276,648	\$292,200
Vacancy (5%)	(\$13,832)	(\$14,610)
RUBS *	\$-	\$-
Tenant Reimbursements	\$1,258	\$1,258
GROSS RENTAL INCOME	\$264,074	\$278,848

EXPENSES	CURRENT	PRO FORMA
Property Tax (1)	\$13,001	\$13,001
Insurance (2)	\$9,495	\$15,200
Gas/Electric (3)	\$3,980	\$3,980
Water/Sewer (3)	\$12,025	\$12,025
Trash (3)	\$10,566	\$10,566
Lawn/Snow (3)	\$2,092	\$2,092
Management (4)	\$18,485	\$19,519
Advertising (3)	\$2,080	\$2,080
Cleaning (3)	\$6,407	\$6,407
Repairs/Maint.(5)	\$15,200	\$15,200
TOTAL EXPENSES	\$93,331	\$100,070
TOTAL EXPENSES / UNIT	\$5,833	\$6,254
NET OPERATING INCOME	\$170,742	\$178,778

FINANCIAL ANALYSIS	CURRENT	PRO FORMA
Net Operating Income	\$170,742	\$178,778
Projected Debt Service	(\$117,664)	(\$117,664)
Before Tax Cash Flow	\$53,079	\$61,114
Cash-on-Cash Return	6.2%	7.1%
Principal Reduction	\$18,661	\$18,661
Total Return	\$71,740	\$79,775
CAP RATE	7.0%	7.3%

INVESTMENT SUMMARY		FINANCING	
List Price	\$2,450,000	Loan Amount	\$857,500 (35%)
Price/Unit	\$153,125	Down Payment	\$1,592,500 (65%)
Price/SF	\$224	Interest Rate	6.25%
		Amortization	30 Years

- Property Tax:** Based on public records
- Insurance:** Based on annualizing the Q3 and Q4 payment of \$2,373.75 - proforma \$950/unit
- Gas/Water/Trash/Lawn/Advertising/Cleaning/Misc:** 2024 Actuals
- Management:** Estimated 7% of GRI - actual \$20,812
- Repairs/Maintenance:** Estimated \$950/unit/year - actual \$36,379 and includes some unique expenses

* To be complaint with legislation RUBS is now included in rent

DISCLOSURE AND CONFIDENTIALITY AGREEMENT

This confidential Offering Memorandum has been prepared by NorthPeak Commercial Advisors, LLC (NorthPeak Commercial Advisors) for use by a limited number of qualified parties. This Offering Memorandum has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial real estate projects and developments. NorthPeak Commercial Advisors recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as 1415-1425 Kingston St., Aurora, CO 80010 (the "Property") and of all of the information provided herein related to the Property. By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements or information provided by NorthPeak Commercial Advisors or its brokers.

NorthPeak Commercial Advisors makes no guarantee, warranty, or representation about the completeness or accuracy of the information set forth in this Offering Memorandum. You are responsible to independently verify its accuracy and completeness. NorthPeak Commercial Advisors has prepared the information concerning the Property based upon assumptions relating to the general economy, its knowledge of other similar properties in the market, and on other market assumptions including factors beyond the control of the NorthPeak Commercial Advisors and the Owner of the Property. NorthPeak Commercial Advisors make no representation or warranty as to either the accuracy or completeness of the information contained herein. The information set forth in this Offering Memorandum is not intended to be a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be accurate, NorthPeak Commercial Advisors and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, NorthPeak Commercial Advisors and the Property Owner disclaim any and all liability for any express or implied representations and warranties contained in, or for any omissions from, the Offering Memorandum and for any other written or oral communication transmitted or made available to you. NorthPeak Commercial Advisors shall make available to you, as a qualified prospective investor, additional information concerning the Property and an opportunity to inspect the Property upon written request.

This Offering Memorandum and its contents are intended to remain confidential except for such information which is in the public domain or is otherwise available to the public. By accepting this Offering Memorandum, you agree that you will hold and treat Offering Memorandum in the strictest confidence, that you will not photocopy, duplicate, or distribute it. You agree you will not disclose this Offering Memorandum or its contents to any other person or entity, except to outside advisors retained by you and from whom you have obtained an agreement of confidentiality, without the prior written authorization of NorthPeak Commercial Advisors. You agree that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property. If you determine you have no interest in the property, kindly return the Offering Memorandum to NorthPeak Commercial Advisors at your earliest convenience.



1415-1425 KINGSTON ST. | AURORA, CO

INVESTMENT ADVISORS:

KEVIN CALAME

Principal

303-263-6260

Kevin@NorthPeakCRE.com

MATT LEWALLEN

Principal

303-210-1623

Matt@NorthPeakCRE.com



NORTHPEAK[®]
COMMERCIAL ADVISORS

1720 S Bellaire St. Suite 701 | Denver, CO 80222

720-738-1949 | www.NorthPeakCRE.com