

Ten Unit Turnkey Portfolio
10702 E Exposition Ave

Aurora, CO 80012



KELLERWILLIAMS
INTEGRITY



**10 Unit Turnkey Portfolio of
Currently Rented Condos in Aurora**

True 7.8% Cap Rate At Current Rents

Pro-Forma 9% Cap Rate

Extremely Low Ongoing Expenses

**Near Town Center, Costco, and
All Conveniences on Havana Street**

**Great Access Near I-225 and
Public Transportation Routes**



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Financial Analysis

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INVESTMENT SUMMARY

Price:	\$1,505,000
Price/Unit:	\$150,500
Price/SqFt:	\$204.48

FINANCING

Loan Amount:	\$1,204,000
Down Payment:	\$301,000
Interest Rate:	7%
Amortization (yrs):	30
Est. Monthly Principal & Interest:	\$8,010

UNIT MIX AND AVERAGE RENT SCHEDULE

# Units	Unit Type	Avg SqFt	Avg Current Rent	Proforma Rent
1	3 Br / 2 Ba	1,008	\$2,550	\$2,550
7	2 Br / 1 Ba	761	\$1,645	\$1,850
1	1 Br / 1 Ba	581	\$1,250	\$1,550
1	studio	444	\$1,275	\$1,300

PROPERTY DESCRIPTION

Units:	10
Year Built:	1973
Unit Size (SqFt):	varied
Parking:	Ample Unassigned
Electric:	Individually Metered
Exterior Insurance:	Included in HOA Fee
Heat:	Included in HOA Fee
Water Heat:	Included in HOA Fee
Water & Sewer:	Included in HOA Fee
Trash Services:	Included in HOA Fee

OPERATING DATA: Income

<i>INCOME & EXPENSES</i>	<u>Current</u>	<u>Proforma</u>
Gross Annual Rent:	\$199,080	\$219,600
Vacancy Allowance:	(\$9,954)	\$10,980
Net Rental Income:	\$189,128	\$208,620
Property Taxes:	\$4,868	\$4,868
HOA Fees:	\$41,076	\$41,076
Insurance:	\$3,012	\$3,012
Management:	\$13,239	\$14,603
Repairs/Maintenance Estimate:	\$9,954	\$9,954
Total Expenses:	\$72,149	\$73,513
Expense/Unit:	\$7,215	\$7,351
Net Operating Income (NOI):	\$116,979	\$135,107
Cap Rate:	7.8%	9%

Property Photos

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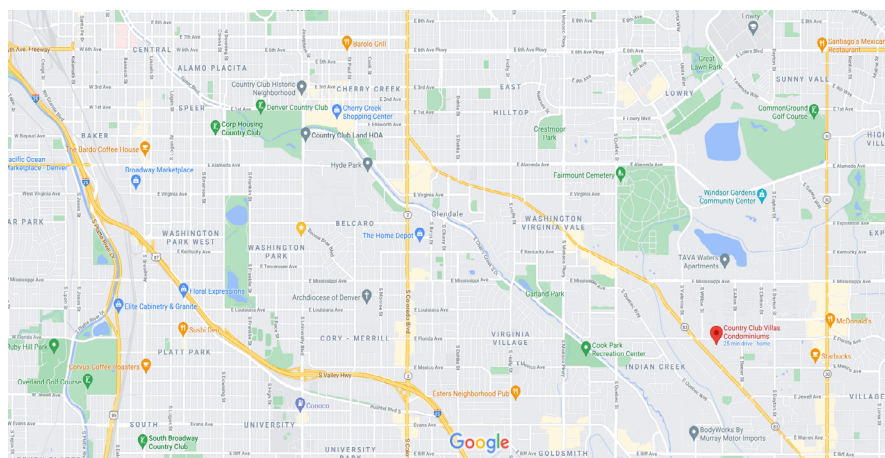


Location Highlights

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Conveniently located near Havana St, this complex has quick easy access to I-225 as well as shopping conveniences along both Havana St & Mississippi St which are crucial for renters. Additionally, you're a quick hop to many of the job centers of the Denver Metro such as Anschutz & Aurora Town Center.

Complex Highlights

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10 CONDOS IN PRIME AURORA LOCATION

High Hollows represents a prime investment opportunity in the Denver area. Rarely do you see turnkey opportunities in Denver anymore for over 6% real cap rate; and certainly not in the residential arena.

This turnkey portfolio represents 10 residential units, with management and tenants in place, that reeps 7.8% cap rate from day one. With most core components covered by the HOA, maintenance expenses are vastly lower than buying buildings outright.

Additionally, through scattered property loans, the opportunity to leverage these properties as one singular portfolio means you can leverage as you see fit yet have a net-zero impact against your ten maximum mortgages relative to the Fannie Mae conventional guidelines.

High Hollows Feature:

- Excellent Cap Rates!
- Convenient Location
- Multiple Unit Types
- Appreciation Upside
- Nearby Stunning Park
- Ample Open Parking
- Tenants in Place
- Low Vacancy Rates