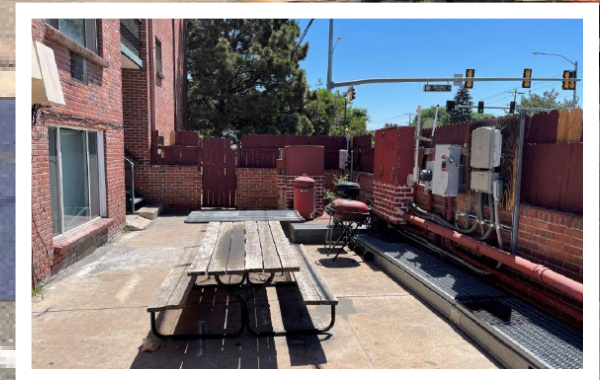
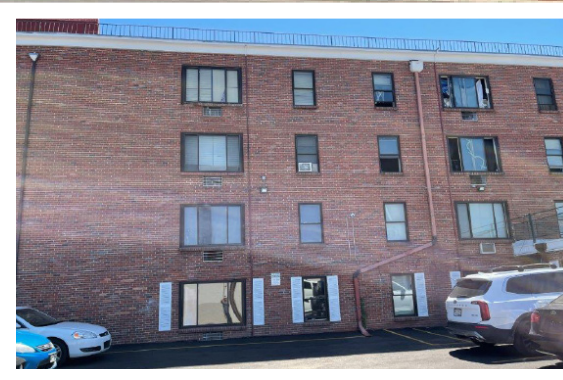


# COLONY HOUSE APARTMENTS

FOR SALE | \$5,900,000



152 Del Mar Circle | Aurora, CO | 80011



**GENESEEE**  
COMMERCIAL  
GROUP, LLC  
COMMERCIAL REAL ESTATE

# Property Overview

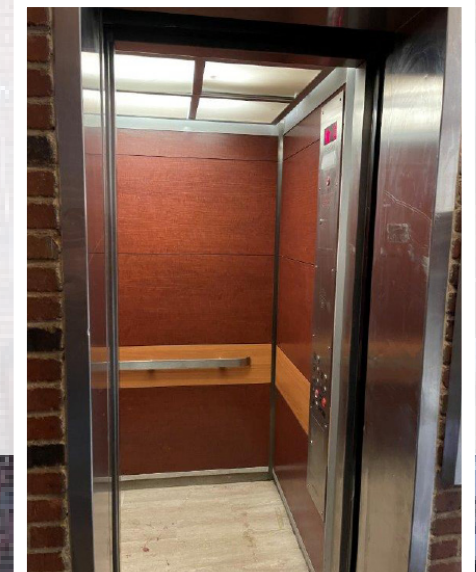
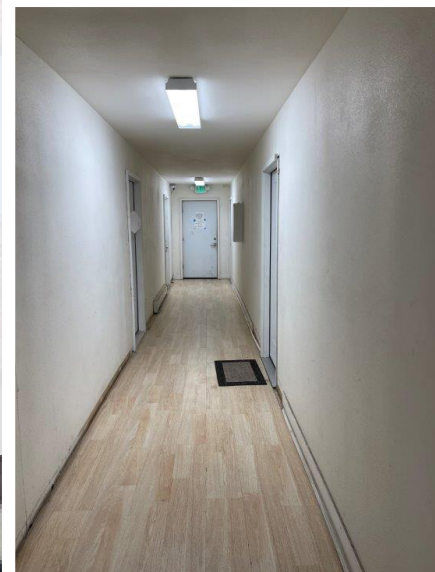


## Property Features

- Three Stories
- Interior Elevator (6 years old)
- Built 1967; Renovated 2019
- Over \$1,000,000 in Capital Improvements
- On Major Bus Routes
- One Block from King Soopers Grocery Store
- Across from Del Mar Park & Rec Center with Pool
- On-Site Laundry Owned
- On-Site Security System
- Swimming Pool - Covered with Mechanics
- 35 Surface Parking Spaces + Street
- All 37 Units Have Been Upgraded Including New Flooring, New Paint & Some New Cabinets, New Electrical Boxes, Roof Replaced 2019, New Boiler
- On-Site Office & Maintenance Room
- 2 Sheds
- New Asphalt Parking Lot

## Property Basics

<b>Price</b>	<b>\$5,900,000</b>
<b>Units</b>	<b>37</b>
<b>Built</b>	<b>1967</b>
<b>Lot Size:</b>	<b>0.62 acres</b>
<b>Building Size:</b>	<b>28,048 square ft</b>
<b>Zoning:</b>	<b>R4 High Density Multi-Family</b>
<b>Assessor's Parcel Number:</b>	<b>1973-01-3-12-004</b>



# Price Summary



Income	2023 - Actual	2024 - Projected
Laundry Income	\$3,468	\$3,679
Rent Income (Current Rent Roll)	\$499,850	\$534,048
<b>Total Income</b>	<b>\$503,318</b>	<b>\$537,727</b>
Less 3% Vacancy	\$0	\$16,132
<b>Gross Profit</b>	<b>\$503,318</b>	<b>\$521,595</b>

Expense		
Business License/Permit	\$421	\$254
Insurance Expense	\$25,888	\$34,283
Legal Costs	\$1,109	\$720
Management (4.5%)	\$27,871	\$36,193
Office Costs	\$3,063	\$2,500
Property Taxes	\$26,408	\$32,480
Repairs/Maintenance	\$41,354	\$25,977
Utilities		
Gas & Electric	\$26,296	\$21,938
Trash	\$5,183	\$10,047
Water & Sewer	\$16,280	\$25,759
Utilities Total	\$47,759	\$57,744
<b>Total Expense</b>	<b>\$173,874</b>	<b>\$190,151</b>

Net Income	\$329,444	\$331,444
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Expenses Per Unit	\$5,139
Expenses Per Square Foot	\$6.78
CAP	5.62%
Price Per Square Foot	\$210.35

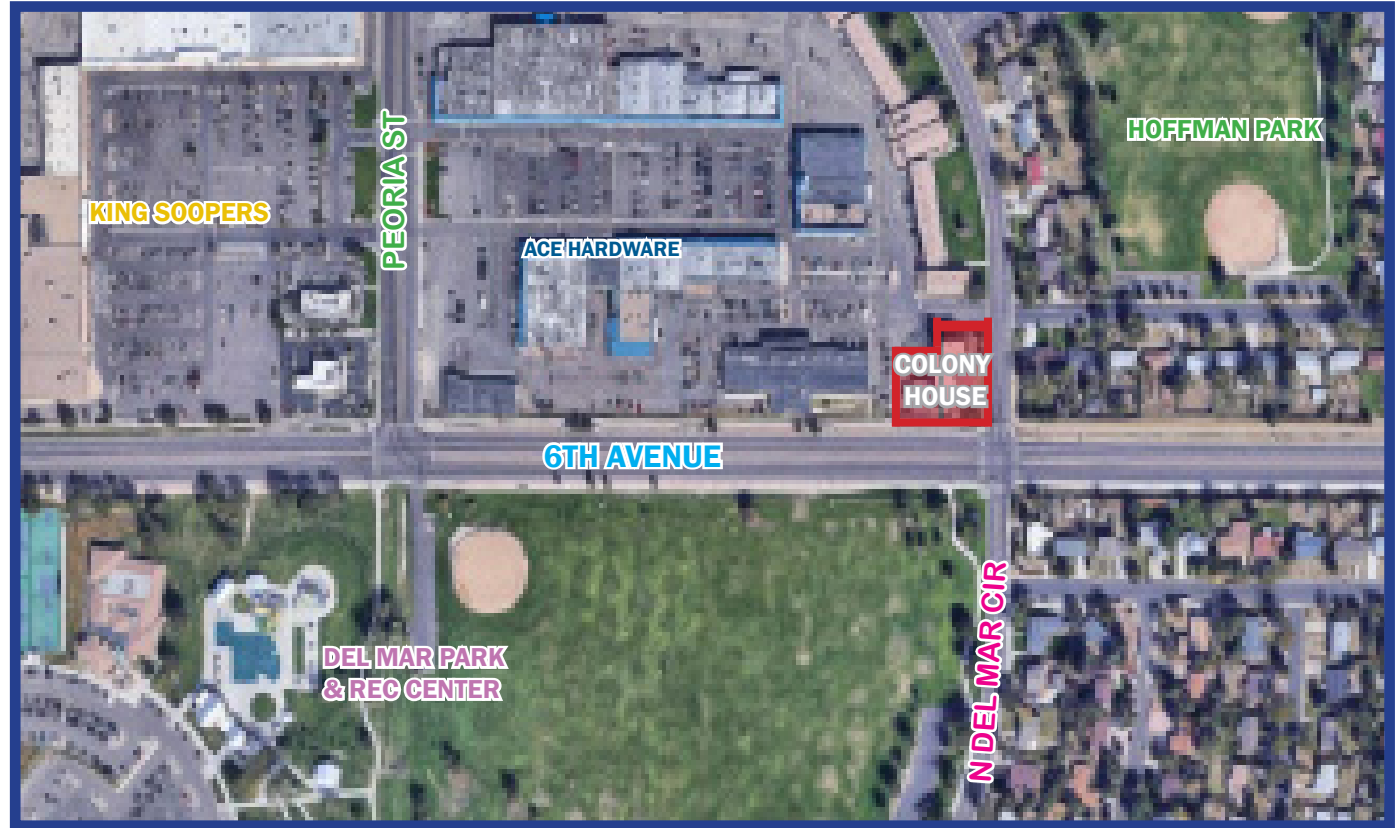
## Unit Mix

UNIT TYPE	NUMBER OF UNITS	APPROXIMATE SQFT
1 Bedroom 1 Bath	33	640SF
2 Bedroom 1 Bath	3	800SF
Studio with fireplace	1	450SF
<b>Total Units</b>	<b>37</b>	<b>28,048 SF</b>

## Rent Roll June 2024

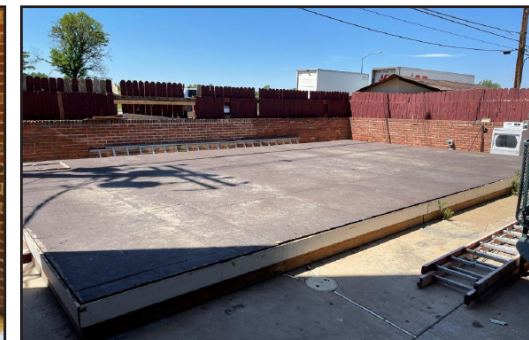
Unit	Type	Rent
1	1Bd/1Ba	\$1,200.00
2	Studio	\$1,200.00
101	1Bd/1Ba	\$1,200.00
102	1Bd/1Ba	\$1,200.00
104	1Bd/1Ba	\$1,200.00
105	1Bd/1Ba	\$1,200.00
106	1Bd/1Ba	\$1,000.00
107	1Bd/1Ba	\$1,304.00
108	1Bd/1Ba	\$1,200.00
109	1Bd/1Ba	\$1,200.00
201	1Bd/1Ba	\$1,200.00
202	1Bd/1Ba	\$1,200.00
203	1Bd/1Ba	\$1,200.00
204	1Bd/1Ba	\$1,100.00
205	1Bd/1Ba	\$1,200.00
206	2Bd/1Ba	\$1,200.00
207	1Bd/1Ba	\$1,200.00
208	1Bd/1Ba	\$1,150.00
209	1Bd/1Ba	\$1,300.00
301	1Bd/1Ba	\$1,200.00
302	1Bd/1Ba	\$1,200.00
303	1Bd/1Ba	\$1,200.00
304	1Bd/1Ba	\$1,150.00
305	1Bd/1Ba	\$1,200.00
306	2Bd/1Ba	\$1,450.00
307	1Bd/1Ba	\$1,200.00
308	1Bd/1Ba	\$1,200.00
309	1Bd/1Ba	\$1,200.00
401	1Bd/1Ba	\$1,200.00
402	1Bd/1Ba	\$1,200.00
403	1Bd/1Ba	\$1,100.00
404	1Bd/1Ba	\$1,200.00
405	1Bd/1Ba	\$1,200.00
406	2Bd/1Ba	\$1,400.00
407	1Bd/1Ba	\$1,200.00
408	1Bd/1Ba	\$1,100.00
409	1Bd/1Ba	\$1,250.00

**Monthly Total: \$44,504.00**



# COLONY HOUSE APARTMENTS

152 Del Mar Circle | Aurora, CO 80011



**Presented by Barbara Carlson**  
Senior Broker

Genesee Commercial Group, LLC  
720-839-7300 | Barbara@bcarlsonre.com

