

\$1,500,000 - 10732 E Exposition Avenue 321, Aurora

MLS® #2019030

Listing Office: Keller Williams Realty Downtown LLC

\$1,500,000

0 Bedroom, 0.00 Bathroom, 7,360 sqft

Commercial Sale on 0 Acres

N/A, Aurora, CO

7.8% real current cap rate!! 9% pro forma cap rate!!! 9 out of 10 units have tenants in place, making this cash flow on day one. This is a package of individual units in the same complex, not a purchase of the entire building - making upkeep a breeze. Scattered property loan available, which will not count against your conventional mortgage limit... I challenge you to find better cap rates anywhere in the Denver Metro Area! This is one of the most aggressive portfolios to hit the market in a long time. Cap rate includes ALL expenses - vacancy, maintenance, management fees, HOA fees, insurance, and taxes. The cap rate at current rents goes up to 8.7% if you self manage! A crazy 10% pro forma cap rate if you self manage!

RECOLORADO

Listing Courtesy of Keller Williams Realty Downtown LLC

Built in 1973

Essential Information

MLS® #	2019030
Price	\$1,500,000
Bathrooms	0.00
Square Footage	7,360
Acres	0.00
Year Built	1973
Type	Commercial Sale
Sub-Type	Multi Family

Ten Unit Turnkey Portfolio
10702 E Exposition Ave
Aurora, CO 80012

kw KELLER WILLIAMS
INTEGRITY



Financial Analysis

Matt Collins

Matt@DenverRealtyGuru.com
720-266-8040



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

OPERATING DATA: Income		
INCOME & EXPENSES		
Gross Annual Rent:	Current \$199,080	Proforma \$219,600
Vacancy Allowance:	(% of GR)	(% of GR)

Property Photos

Matt Collins

Matt@DenverRealtyGru.com
720-266-8040



REcolorado

StatusActive

Community Information

Address10732 E Exposition Avenue 321
SubdivisionN/A
CityAurora
CountyArapahoe
StateCO
Zip Code80012

Amenities

UtilitiesCable Available, Electricity Connected, Phone Connected, Sewer Connected
ParkingConcrete

Exterior

Exterior FeaturesBalcony
RoofComposition

Additional Information

Date ListedNovember 12th, 2024

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