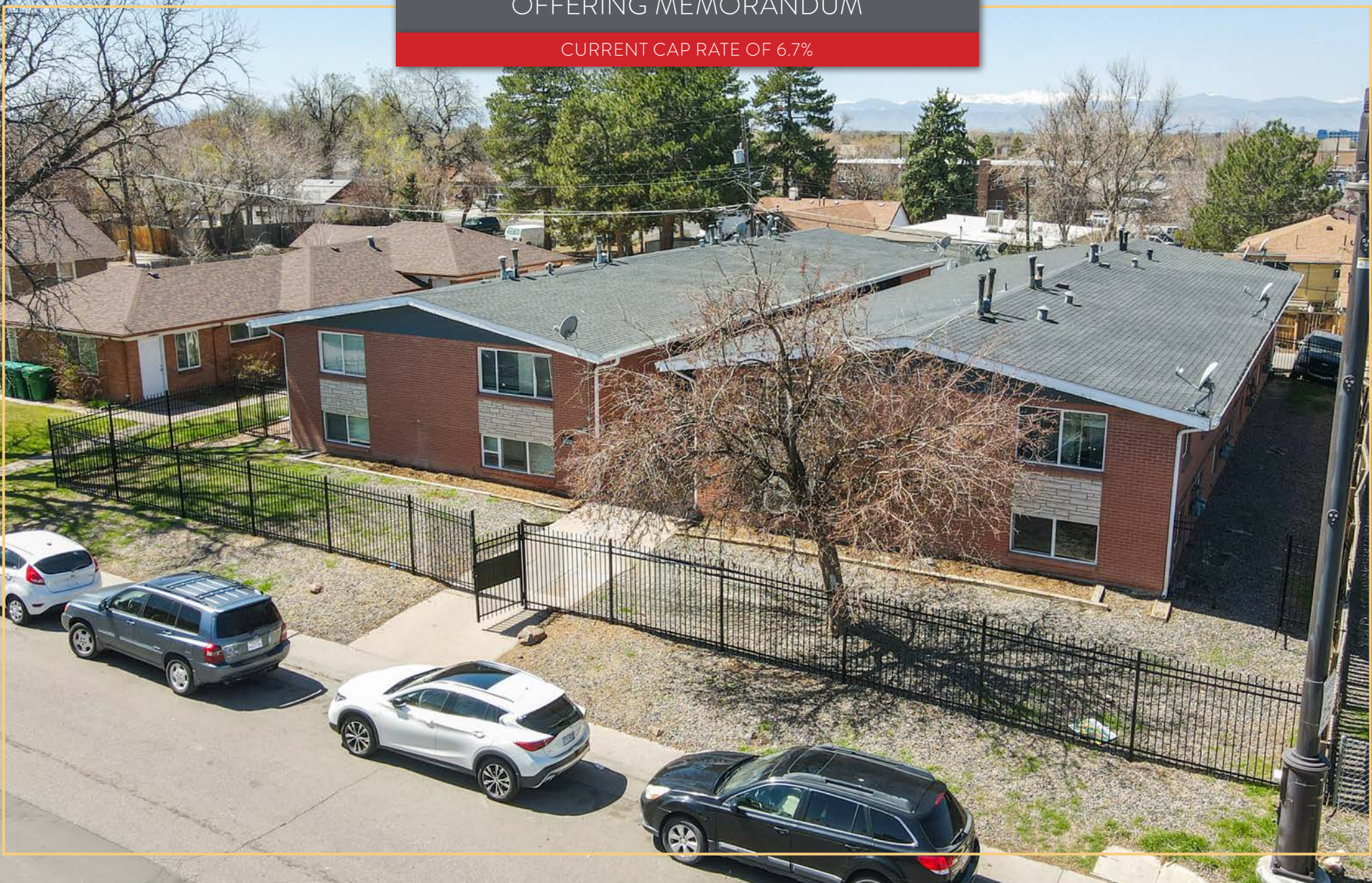


OFFERING MEMORANDUM

CURRENT CAP RATE OF 6.7%



1415-1425 KINGSTON STREET

Aurora, CO 80110

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

INVESTMENT ADVISORS



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PROPERTY SUMMARY



NORTHPEAK[®]
COMMERCIAL ADVISORS

DEERWOODS
FOR RENT
303-756-3300
WWW.NORTHPEAK.COM

EXECUTIVE SUMMARY

PROPERTY DETAILS

Address	1415-1425 Kingston St. Aurora, CO 80010
Price	\$2,650,000
# 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

1415-1425 Kingston consists of 15 two-bedroom, one-bath units and 1 one-bedroom, one-bath unit. The building has undergone recent renovations, enhancing its overall condition which has aided in tenant retention. Interior upgrades and recent exterior improvements, including a well-maintained pitched roof, contribute to the property's durability.

It has separate metering for gas and electric utilities, which reduces operational costs for the owner, which is vital in this location. Additionally, the property offers 9 off-street parking spaces.



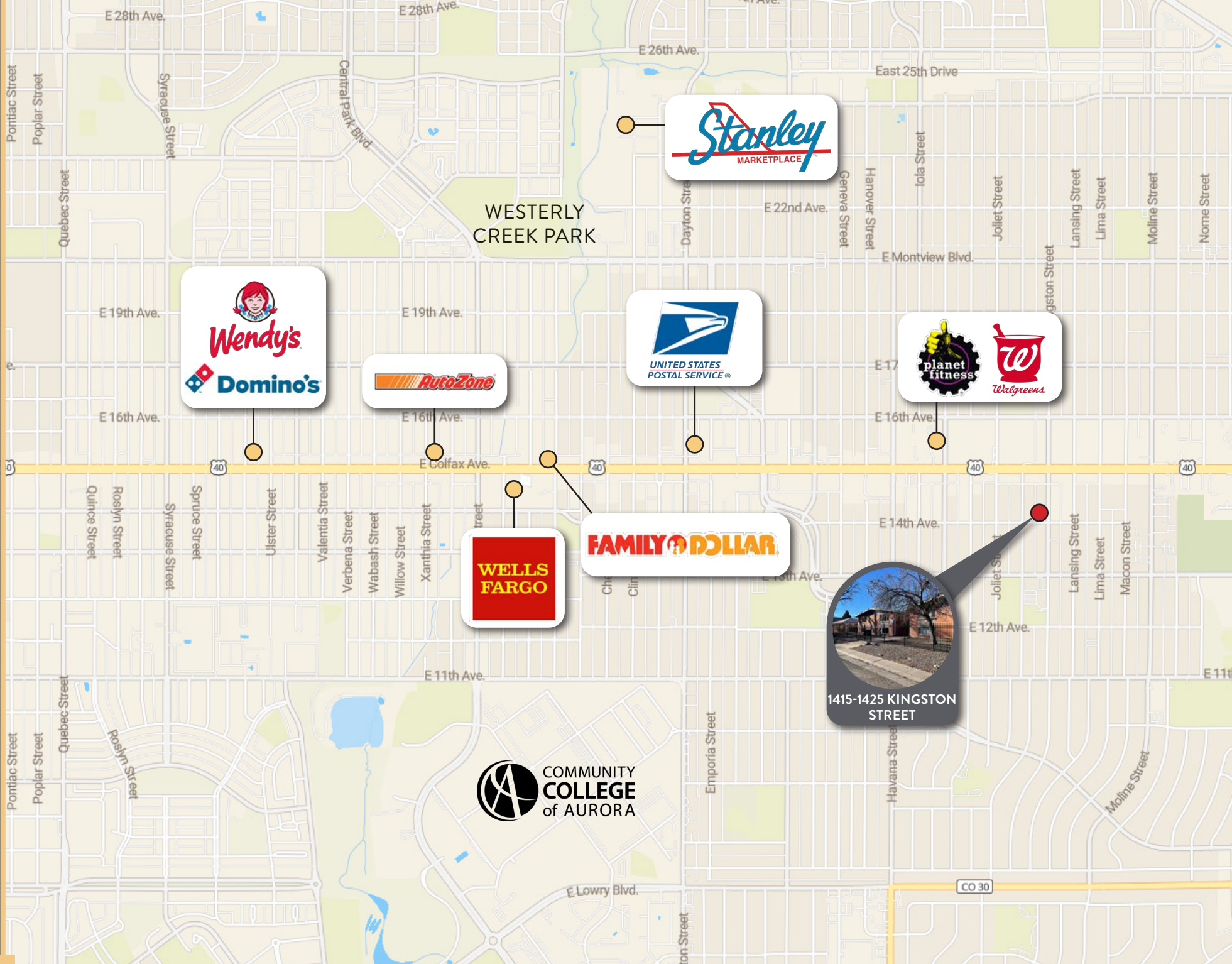




LOCATION OVERVIEW



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1415-1425 KINGSTON STREET



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.





INVESTMENT ANALYSIS



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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	\$1,426	\$21,390	\$1,535	\$23,025
TOTALS	16	10,300		\$22,699		\$24,350

INCOME	CURRENT	PRO FORMA
Gross Scheduled Income (GSI)	\$272,412	\$292,200
Vacancy (5%)	(\$13,621)	(\$14,610)
Utility Bill Backs	\$16,792	\$16,792
Tenant Reimbursements	\$1,258	\$1,258
GROSS RENTAL INCOME	\$276,841	\$295,640

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)	\$19,379	\$20,695
Advertising (3)	\$2,080	\$2,080
Accounting (6)	\$1,500	\$1,500
Cleaning (3)	\$6,407	\$6,407
Repairs/Maint.(5)	\$16,000	\$19,200
Misc. (3)	\$3,254	\$3,254
TOTAL EXPENSES	\$99,779	\$110,000
TOTAL EXPENSES / UNIT	\$6,236	\$6,875
NET OPERATING INCOME	\$177,063	\$185,640

FINANCIAL ANALYSIS	CURRENT	PRO FORMA
Net Operating Income	\$177,063	\$185,640
Projected Debt Service	(\$127,269)	(\$127,269)
Before Tax Cash Flow	\$49,794	\$58,371
Cash-on-Cash Return	5.4%	6.3%
Principal Reduction	\$20,184	\$20,184
Total Return	\$69,978	\$78,556
CAP RATE	6.7%	7.0%

INVESTMENT SUMMARY	
List Price	\$2,650,000
Price/Unit	\$165,625
Price/SF	\$242

FINANCING	
Loan Amount	\$1,722,500
Down Payment	\$927,500
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 \$1,000/unit/year - actual \$36,379 includes some unique expenses
- Accounting:** Estimated \$1,500 - Actual is based on unique accounting requirements for syndication

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

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