

New Construction 4-Plex in Aurora

4-Unit Rental Opportunity
15468 E Bails Dr, Aurora, CO 80017

13-Dec-23

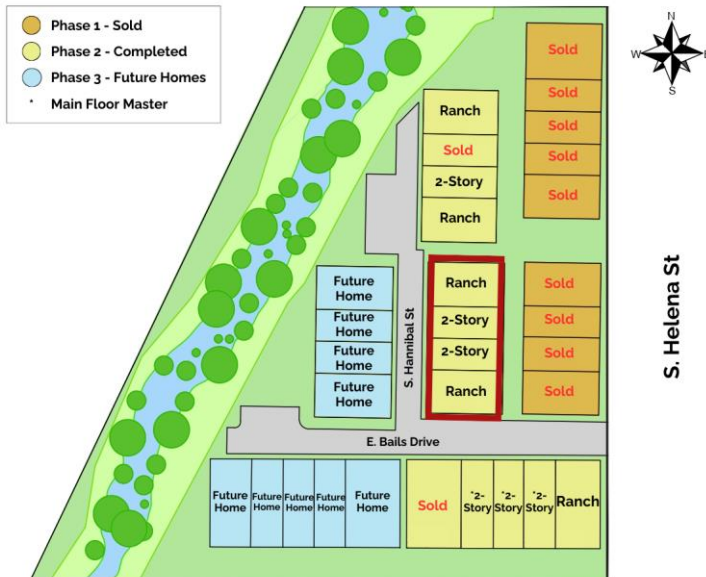
		Year 1	Year 2	Year 3	Year 4	Year 5	Five Year
Selling Price	\$1,960,000	\$1,960,000	\$2,028,600	\$2,099,601	\$2,173,087	\$2,249,145	\$2,249,145
Units	4						
Average Sales Price/Unit	\$490,000						
Total Monthly Rent	\$11,200	\$11,200	\$11,592	\$11,998	\$12,418	\$12,852	\$12,012
Avg Monthly Rent/Unit	\$2,800	\$2,800	\$2,898	\$2,999	\$3,104	\$3,213	\$3,003
Monthly Taxes (4-Plex)	\$1,000						
HOA (\$165/month per unit)	\$640						
Annual Projection Net Income of All Units	\$114,720	\$114,720	\$119,184	\$124,053	\$129,092	\$134,307	\$621,355
Building Asset Return							\$289,145
Total Income							\$910,500
Annual Cap Rate		5.85%	6.08%	6.33%	6.59%	6.85%	9.29%

Blended Cap 6.34%

Appreciation - Real Estate	3.75%
Appreciation - Rents	3.50%
Contracts:	
Jack Bay	719 289-8309 iwbay88@comcast.net
Bruce Martin	303 944-7536 bmartin738@gmail.com

Our website

<https://www.townhomesonhelena.com/>



A four unit and a five unit building are available in October 2023

A four unit and a five unit building are available in April 2024