1475 MACON
STREET

CONFIDENTIAL OFFERING MEMORANDUM

1475 MACON STREET, AURORA, CO 80010

THE NEWELL TEAM

PINNACLE REAL ESTATE ADVISORS

1475 MACON STREET

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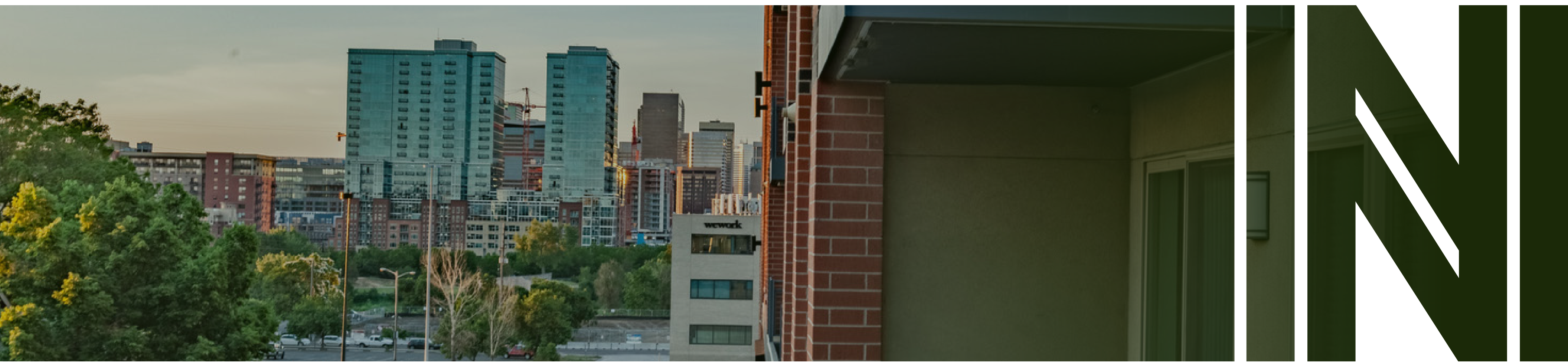

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EXECUTIVE SUMMARY

PROPERTY OVERVIEW

1475 MACON STREET

AURORA, CO 80010

UNITS:	11
YEAR BUILT:	1961
LIST PRICE:	$1,125,000
PRICE/UNIT:	$102,273
PRICE/SF:	$132.40
BUILDING TYPE:	Brick
BUILDING SIZE:	8,497 SF
LOT SIZE:	0.21 AC
ROOF:	Pitched
HEATING:	Hot Water Boiler
PARKING:	(3) Garages & Off-Street Spaces
CAP RATE:	7.36%
CASH ON CASH RETURN:	8.39%

PROPERTY FEATURES

MOSTLY 2 BED/1 BATH UNITS

PRICED AT ONLY $102K PER UNIT - WELL BELOW COMPARABLE SALES

CURRENT 7.36% CAP RATE!

(3) ATTACHED GARAGES CAN PROVIDE ADDITIONAL INCOME

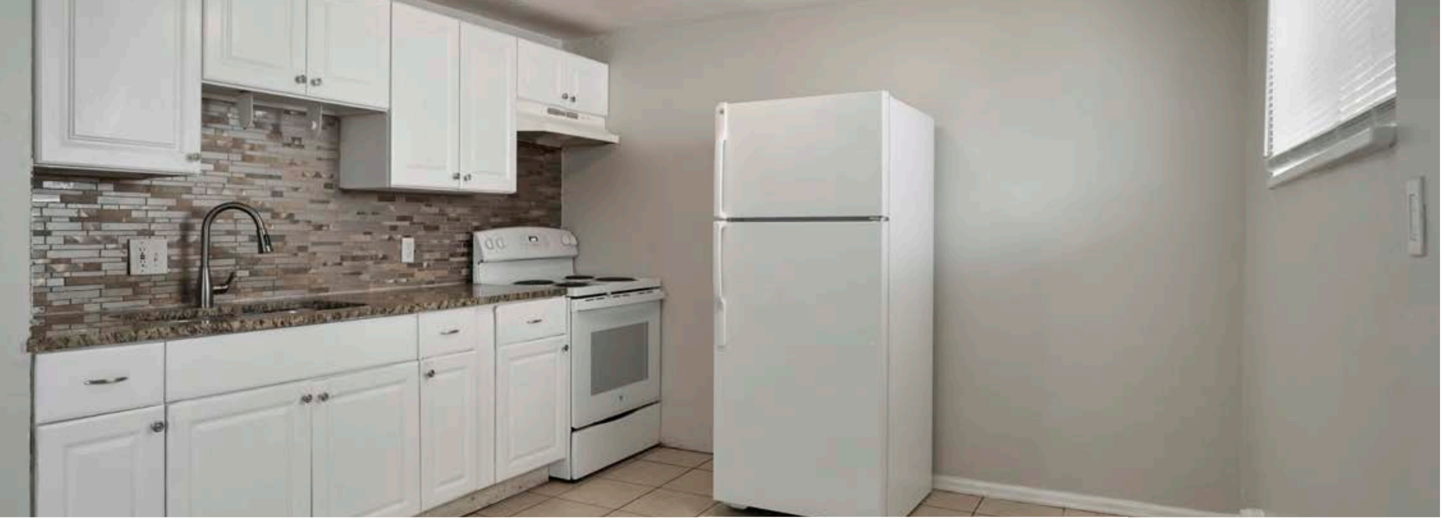
UPDATES INCLUDE NEWER WATER HEATER (2024), WINDOWS, FENCE & GRANITE COUNTER TOPS IN SOME UNITS

LAUNDRY ON-SITE

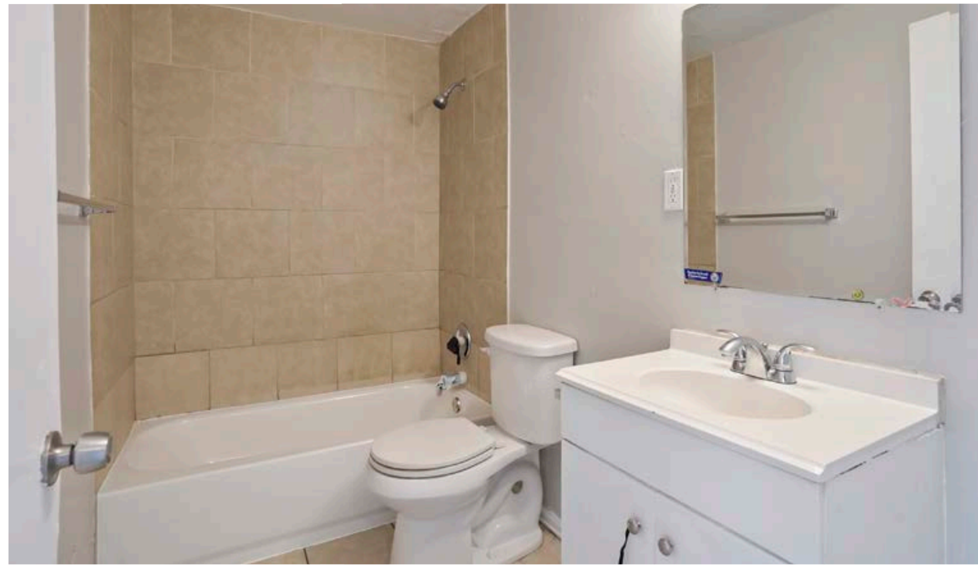
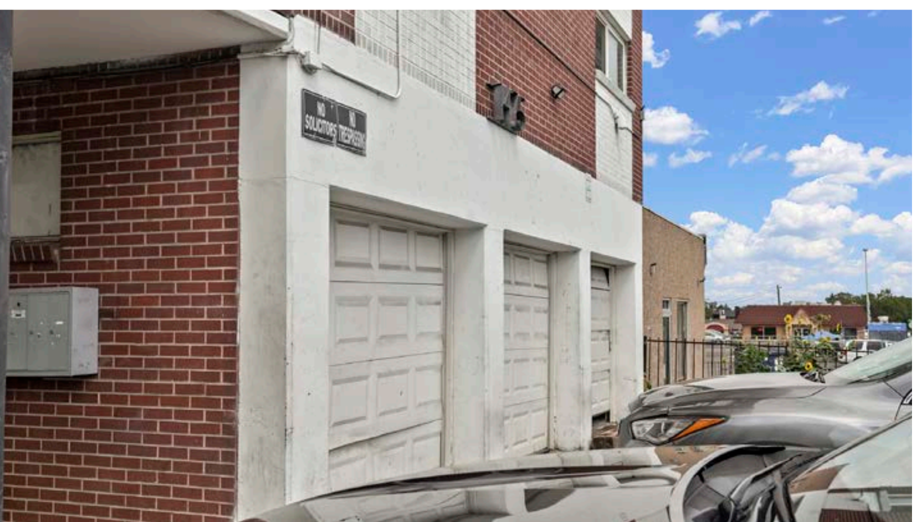
LOCATED JUST 1 MILE FROM FITZSIMONS MEDICAL CAMPUS & 2 MILES FROM STANLEY MARKETPLACE

LOCATED IN OPPORTUNITY ZONE

THE NEWELL TEAM



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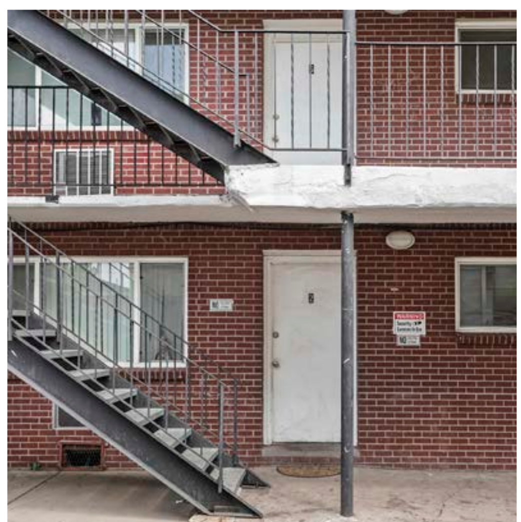



FINANCIAL ANALYSIS

INCOME & EXPENSE ANALYSIS

UNIT MIX AND AVERAGE RENT SCHEDULE

UNIT TYPE	No. of Units	Approx. SF	Current Rent	Monthly Income	Current Rent/SF	Pro Forma Rent	Monthly Income	Pro Forma Rent/SF
1 Bed 1 Bath	3	615	$1,085	$3,255	$1.76	$1,085	$3,255	$1.76
2 Bed 1 Bath	8	815	$1,251	$10,011	$1.54	$1,251	$10,011	$1.54
TOTAL	**11**	**8,365**		**$13,266**			**$13,266**	

INCOME			Current		Pro Forma
Gross Potential Rent			**$159,197**		**$159,197**
Other Income					
Utility Reimbursement	(Actual - Trailing 11 Months Annualized)		$6,227		$6,227
Late Fees/NSF	(Actual - Trailing 11 Months Annualized)		$1,109		$1,109
Garage Income	(Actual - T11 Annualized/ Estimated: $75/Garage/Month)		$0		$1,800
Storage Income	(Actual - T11 Annualized/ Estimated: $50/Unit/Month)		$0		$600
Total Other Income			**$7,336**		**$9,736**
Gross Potential Income			**$166,533**		**$168,933**
Vacancy/Collection Loss	(Estimated)	5.00%	($8,327)	5.00%	($8,447)
EFFECTIVE GROSS INCOME			**$158,206**		**$160,486**

EXPENSES			
Taxes	(Actual - 2026)	$9,617	$9,617
Insurance	(Quote: Nautilus Insurance Quote)	$11,234	$11,234
Gas & Electric	(Actual - Trailing 11 Months Annualized)	$6,408	$6,408
Water & Sewer	(Actual - Trailing 11 Months Annualized)	$15,165	$15,165
Trash	(Actual - T11 Months Annualized/ Quote: Waste Management)	$7,435	$2,736
Maintenance & Repairs	(Estimated: $1,000/Unit/Year)	$11,000	$11,000
Snow Removal/Landscaping	(Actual - Trailing 11 Months Annualized)	$573	$573
Management Fee	(Actual - Trailing 11 Months Annualized/ Estimated: 7%)	$13,197	$11,234
Legal/ Admin	(Actual - Trailing 11 Months Annualized)	$728	$728
TOTAL EXPENSES		**$75,357**	**$68,695**
Expenses per Unit		$6,851	$6,245
Expenses per SF		$9.01	$8.21
% OF EGI		47.6%	42.8%
NET OPERATING INCOME		**$82,849**	**$91,791**

PRICING SUMMARY

Investment Summary		
Price:		$1,125,000
Price/Unit:		$102,273
Price/SF:		$132.40
Current CAP Rate:		7.36%

Proposed Financing		
Loan Amount:	65%	$731,250
Down Payment:	35%	$393,750
Interest:		6.81%
Amortization:		Interest Only

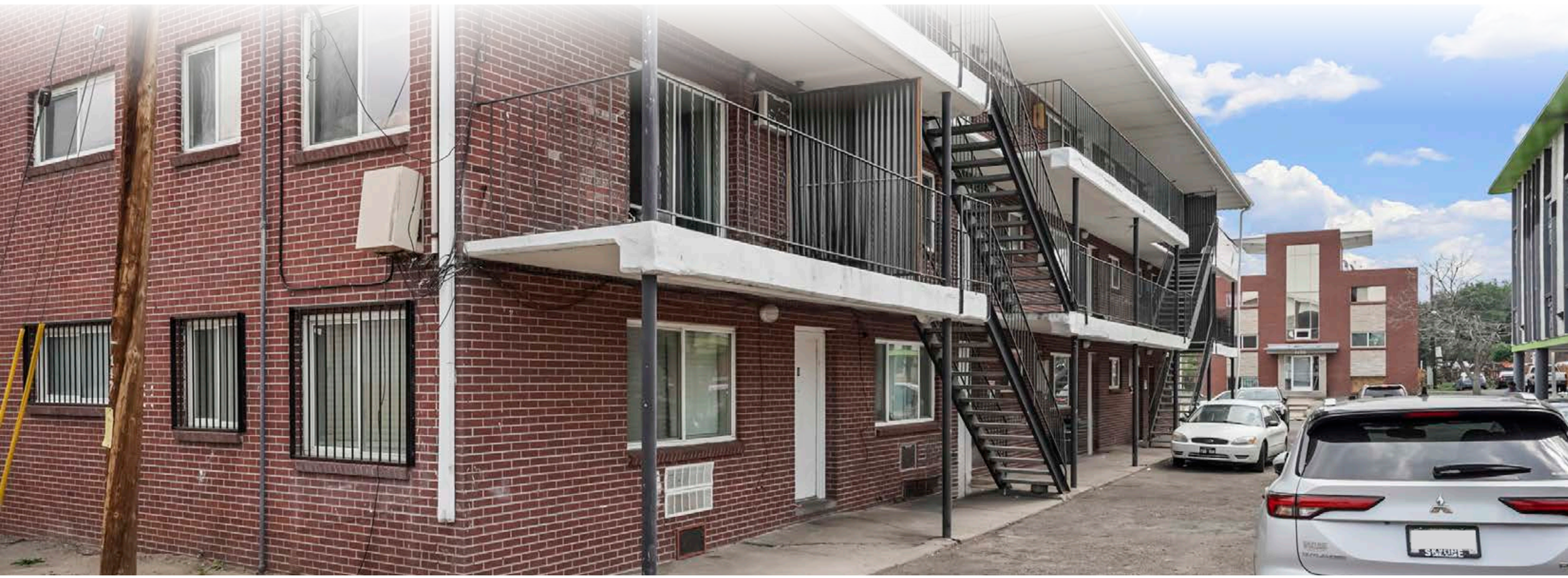
** Loan Quote from First Interstate Bank*

Current		
CASH FLOW INDICATORS		
Net Operating Income		$82,849
Debt Service		($49,798)
Net Cash Flow	8.39%	$33,051
Principal Reduction		$0
Total Return	8.39%	$33,051

VALUE INDICATORS	
CAP Rate	7.36%
Price Per Unit	$102,273
Price Per Foot	$132.40

Pro Forma		
CASH FLOW INDICATORS		
Net Operating Income		$91,791
Debt Service		($49,798)
Net Cash Flow	10.66%	$41,993
Principal Reduction		$0
Total Return	10.66%	$41,993

VALUE INDICATORS	
CAP Rate	8.16%
Price Per Unit	$102,273
Price Per Foot	$132.40



COMPARABLE SALES

COMPARABLE SALES

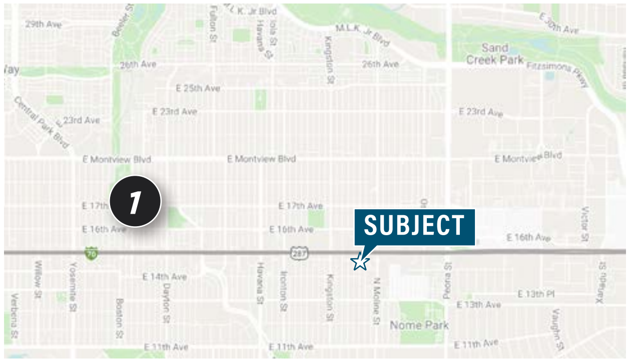
9407 E 17TH AVE

AURORA, CO 80010

UNITS	12
YEAR BUILT	1971
SALE PRICE	$1,750,000
SALE DATE	11/14/2025
PRICE/UNIT	$145,833
PRICE/SF	$208.96

UNIT MIX

1 BED | 1 BATH	1
2 BED | 1 BATH	11



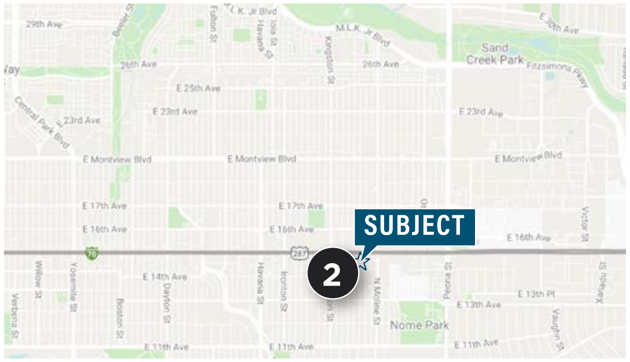
1400 KINGSTON STREET

AURORA, CO 80010

UNITS	18
YEAR BUILT	1957
SALE PRICE	$2,000,000
SALE DATE	12/19/2025
PRICE/UNIT	$111,111
PRICE/SF	$149.64

UNIT MIX

1 BED | 1 BATH	18



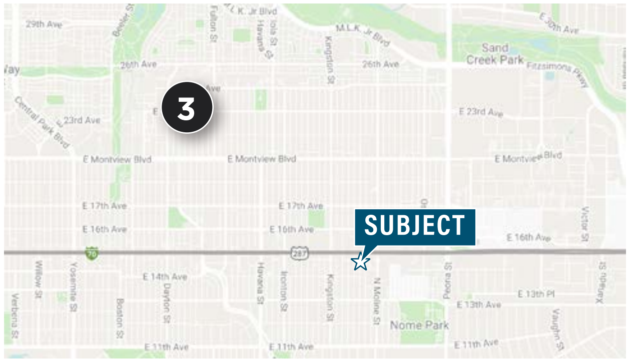
2328 EMPORIA STREET

AURORA, CO 80010

UNITS	16
YEAR BUILT	1958
SALE PRICE	$1,760,000
SALE DATE	4/30/2026
PRICE/UNIT	$110,000
PRICE/SF	$156.70

UNIT MIX

1 BED | 1 BATH	16



LOCATION OVERVIEW

LOCATION OVERVIEW

POPULATION

1 mile	27,753
2 mile	90,559
5 mile	420,997

HOUSEHOLDS

1 mile	9,268
2 mile	31,394
5 mile	163,997

AVERAGE HH INCOME

1 mile	$79,832
2 mile	$94,063
5 mile	$110,876

LOCATION OVERVIEW

THE NEWELL TEAM

AURORA, CO

MARKET OVERVIEW

Aurora is the third-largest city in Colorado and one of the most diverse and dynamic communities in the Denver metro area, with a population exceeding 394,000 residents. Situated directly east of Denver and extending into Arapahoe, Adams, and Douglas counties, Aurora offers exceptional regional connectivity via I-70, E-470, and the RTD A and R light rail lines — providing direct service to Denver International Airport, downtown Denver, and the Denver Tech Center. The city's strategic location at the convergence of major highway and transit corridors makes it one of the most accessible and well-positioned rental markets on the Front Range.

ECONOMY

Aurora's economy is anchored by healthcare, defense, and professional services, centered on the Fitzsimons Life Science District — home to the CU Anschutz Medical Campus, UCHealth, Children's Hospital Colorado, and the VA Eastern Colorado Health Care System — alongside Buckley Space Force Base and major corporate employers including Raytheon, United Launch Alliance, and Comcast. With a median household income of $72,247, a median age of 34.5, and a homeownership rate of approximately 49%, the city supports a large, stable renter base that has grown steadily over the past decade, driven by relative affordability, a young workforce-age demographic, and ongoing investment in retail, dining, and expanded light rail access that continues to strengthen Aurora's live-work-play appeal.

394,048
POPULATION (2025)

$72,247
MEDIAN HHI

34.5
MEDIAN AGE

TOP SECTORS

PROFESSIONAL & TECHNICAL SERVICES

HEALTHCARE

RETAIL TRADE

STANLEY MARKETPLACE

Located nearby, Stanley Marketplace is a 140,000 SF market hall and outdoor event venue anchoring Northwest Aurora. Housed in the former Stanley Aviation building — a 1954 facility that once manufactured aircraft ejector seats — the $30 million adaptive-reuse redevelopment now brings together 50+ independently owned Colorado businesses and delivers roughly 500 jobs to the area. Now 100% leased, the property is curated exclusively around local, independent operators found nowhere else in Aurora, featuring a restaurant, beer garden, community park, office space, and a wide mix of dining, shopping, and recreation.

Stanley Marketplace has proven to be a catalyst for surrounding investment, spurring a $9 million renovation of Westerly Creek alongside substantial new residential development — 322 single-family homes, a 338-unit community with 13,000 SF of retail, and a 168-unit apartment building. This concentration of destination retail and new housing underscores the area's momentum and its appeal as a stable, amenity-rich submarket for multifamily investment.

500+

NEW JOBS CREATED

140,000 SF

FOOD HALL AND MARKET HALL AREA

54+ VENDORS

MIX OF FOOD, BEVERAGE, AND RETAIL BUSINESSES

FITZSIMONS
INNOVATION COMMUNITY

ANSCHUTZ
MEDICAL CAMPUS

Located in northwest Aurora, on what was the former Fitzsimons Army Medical Center, is the Fitzsimons Innovation Community, a sprawling campus of leading-edge laboratory workplace. The army base was decommissioned in 1999, and since that time the Fitzsimons area has become one of the largest medically-related redevelopment projects in the United States.

In 2008, the redeveloped Fitzsimons campus created 16,000 jobs and generated roughly $3.5 billion for the state's economy. Aurora has designated the land around Fitzsimons as an urban renewal area targeted for mixed-use commercial, retail, and residential developments in order to support the medical campus. Once the Fitzsimons Innovation Campus and the University of Colorado Anschutz Medical Campus are completely built, the area is projected to have 46,000 employees.

$3.5 BILLION

GENERATED BY FITZSIMONS DEVELOPMENT FOR THE COLORADO ECONOMY

25,000+

EMPLOYEES, FACULTY & STAFF

2 MILLION

PATIENT VISITS EACH YEAR

DISCLAIMER

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