

1467 JOLIET STREET AURORA, CO 80010

Offering Memorandum



3,869

BUILDING SF

8,494

TOTAL LOT SF

9

UNITS

OFFERED BY KAUFMAN HAGAN COMMERCIAL REAL ESTATE:

ANDREW VOLLERT

Broker

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KAUFMAN HAGAN
COMMERCIAL REAL ESTATE



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EXECUTIVE SUMMARY



1467 JOLIET STREET

AURORA, CO 80010

1467 Joliet Street is a 9-unit multifamily property in Aurora offering a diverse unit mix of 1 studio, 4 one-bedrooms, 3 two-bedrooms, and 1 three-bedroom unit. The ranch style building also features 9 off street parking spaces and private entrances for each unit.

Located in North Aurora, the property is just minutes from Stanley Marketplace and the UC Anschutz Medical Campus. The location also stands to benefit from the East Colfax BRT project, which is bringing new stations, corridor amenities, and pedestrian improvements to the area.

Offered at \$970,000, the property presents an accessible basis with clear operational upside and the potential to achieve an 8%+ cap rate. New ownership will have the opportunity to implement additional improvements, enhance interiors, tighten operations, and continue driving revenue over time.



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CONTACT FOR MORE INFO:

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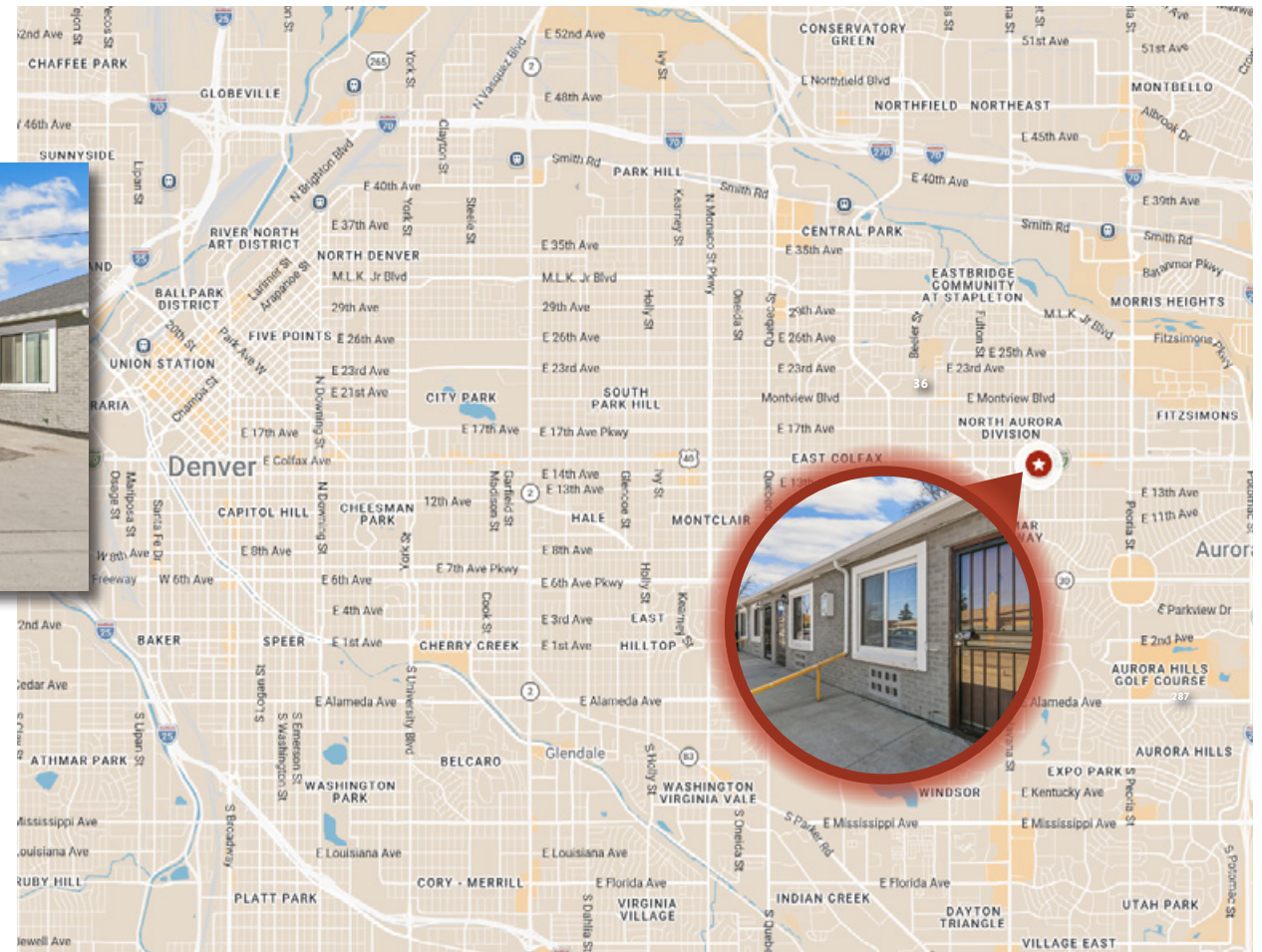
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PROPERTY OVERVIEW



1467 JOLIET STREET

AURORA, CO 80010

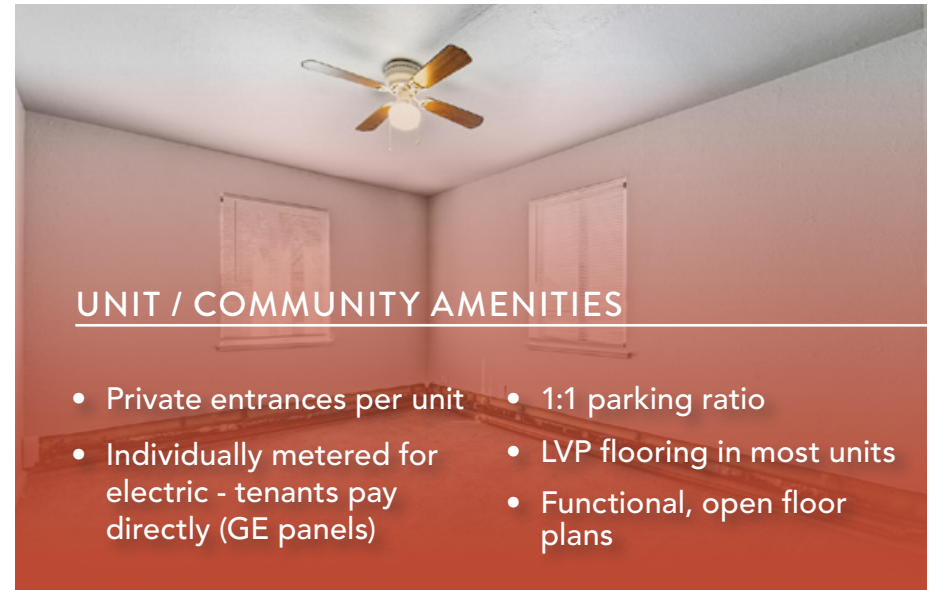


County	Arapahoe
Year Built	1952
# Buildings	1
# Stories	1
Total Units	9
Construction	Brick Masonry
Roof Type	Pitched
Gross Building SF	3,869
Total Lot SF	8,494
Parking Type	Parking Lot
# of Parking Spaces	9
Air Conditioning	Wall A/C Units
Heating	Boiler
Gas/Electric	Master / Individual
Water/Sewer	Master

PROPERTY HIGHLIGHTS

- Priced below nearby sales comparables and active listings
- Diverse unit mix from studio to three-bedroom units, appealing to a broad tenant base
- Side-by-side ranch-style apartment building with private entrances and a functional layout
- Located in North Aurora, just minutes from the Anschutz Medical Campus, Stanley Marketplace, and Lowry
- Value-add opportunity positioned to benefit from continued investment along the East Colfax corridor, including the East Colfax BRT project and related pedestrian and amenity improvements

PROPERTY PHOTOS



UNIT / COMMUNITY AMENITIES

- Private entrances per unit
- Individually metered for electric - tenants pay directly (GE panels)
- 1:1 parking ratio
- LVP flooring in most units
- Functional, open floor plans





FINANCIAL ANALYSIS



RENT ROLL

UNIT TYPE	#	AVG SQ FT	CURRENT RENT	CURRENT RENT / SF	MARKET RENT	MARKET RENT / SF
Studio	1	350	\$895	\$2.56	\$895	\$2.56
1 Bed, 1 Bath	4	440	\$994	\$2.26	\$1,095	\$2.49
2 Bed, 1 Bath	3	600	\$1,242	\$2.07	\$1,250	\$2.08
3 Bed, 1 Bath	1	675	\$1,125	\$1.67	\$1,450	\$2.15
TOTAL / AVERAGE	9	4,585	\$9,720	\$2.16	\$10,475	\$2.32



INCOME & EXPENSES

INCOME		CURRENT		PROFORMA
Gross Potential Rent			\$116,640	\$125,700
RUBS (Actual / \$75/Unit/Month)			\$5,532	\$8,100
Subsidy Rent (Actual / Removed)			\$9,092	\$-
GROSS POTENTIAL INCOME			\$131,264	\$133,800
Vacancy/Collection Loss		6.0%	\$(6,998)	6.0% \$(7,542)
EFFECTIVE GROSS INCOME			\$124,266	\$126,258

EXPENSES		CURRENT		PROFORMA
Property Taxes	(2026 Actual)		\$7,736	\$7,736
Insurance	(Actual / Insurance Quote)		\$4,985	\$8,957
Repairs & Maintenance	(Estimated \$750/Unit/Year)		\$6,750	\$6,750
Electricity	(Actual / Estimated 3% Increase)		\$839	\$864
Gas	(Actual / Estimated 3% Increase)		\$4,433	\$4,566
Water	(Actual / Estimated 3% Increase)		\$6,483	\$6,677
Trash	(Actual / Estimated 3% Increase)		\$2,570	\$2,647
Management	(Actual / 7% of EGI)		\$12,059	\$8,838
Snow Removal	(Actual / Estimated 3% Increase)		\$230	\$237
Landscaping	(Actual / Estimated 3% Increase)		\$295	\$304
TOTAL EXPENSES		37.3%	\$46,380	37.7% \$47,577
Expenses per SF (gross)			\$11.99	\$12.30
Expenses per Unit			\$5,153	\$5,286
NET OPERATING INCOME			\$77,886	\$78,681

INVESTMENT CONCLUSIONS

PURCHASE PRICE	\$970,000
Total SF:	3,869
Price Per SF:	\$250.71
Total Units:	9
Price Per Unit:	\$107,778
In-Place Cap Rate:	8.03%
Proforma Cap Rate:	8.11%

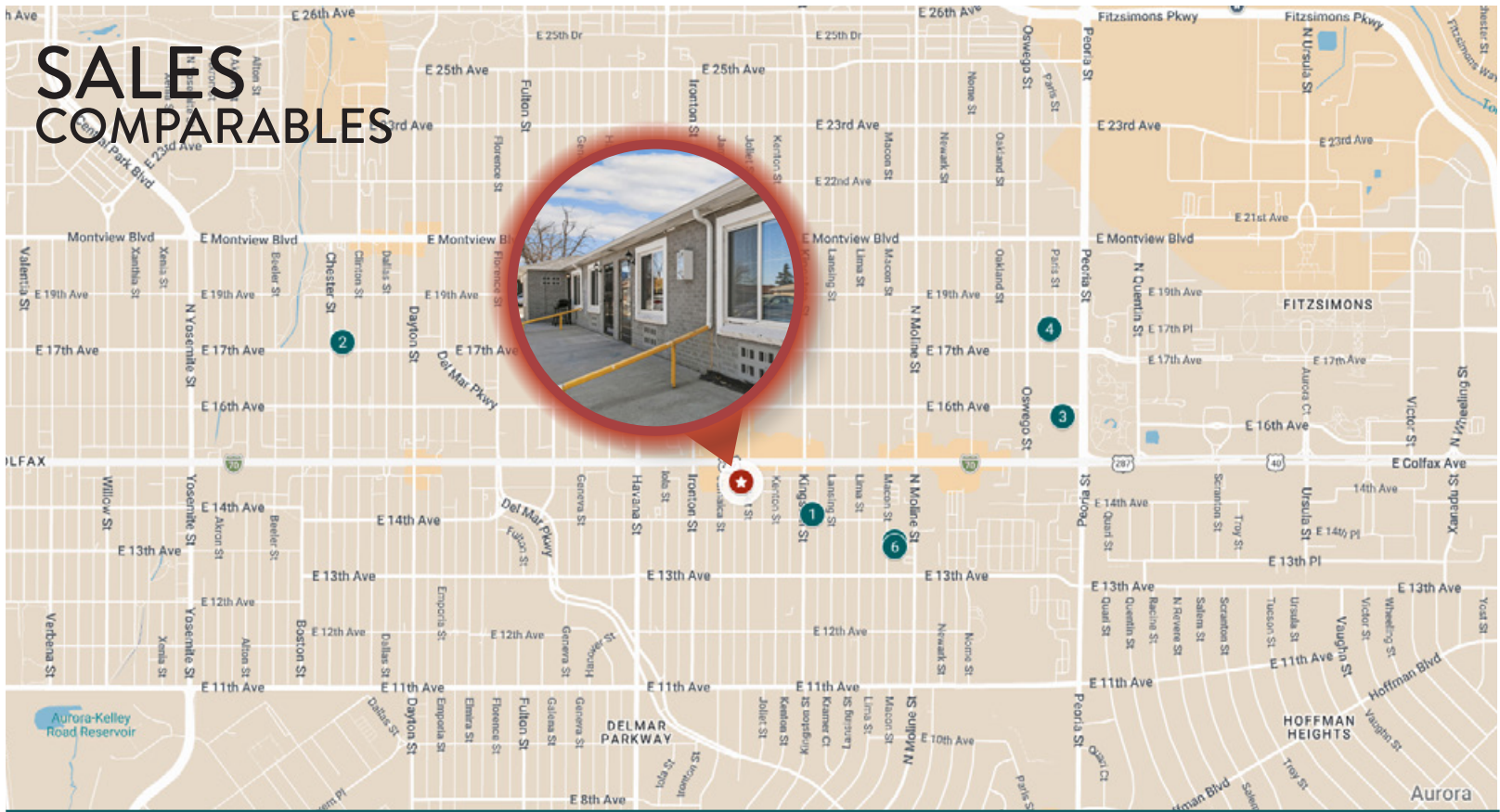
FINANCING	
Loan to Value:	70%
Loan Amount:	\$679,000
Down Payment:	\$291,000
Interest Rate:	6.00%
Amortization:	30 Years



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SALES COMPARABLES



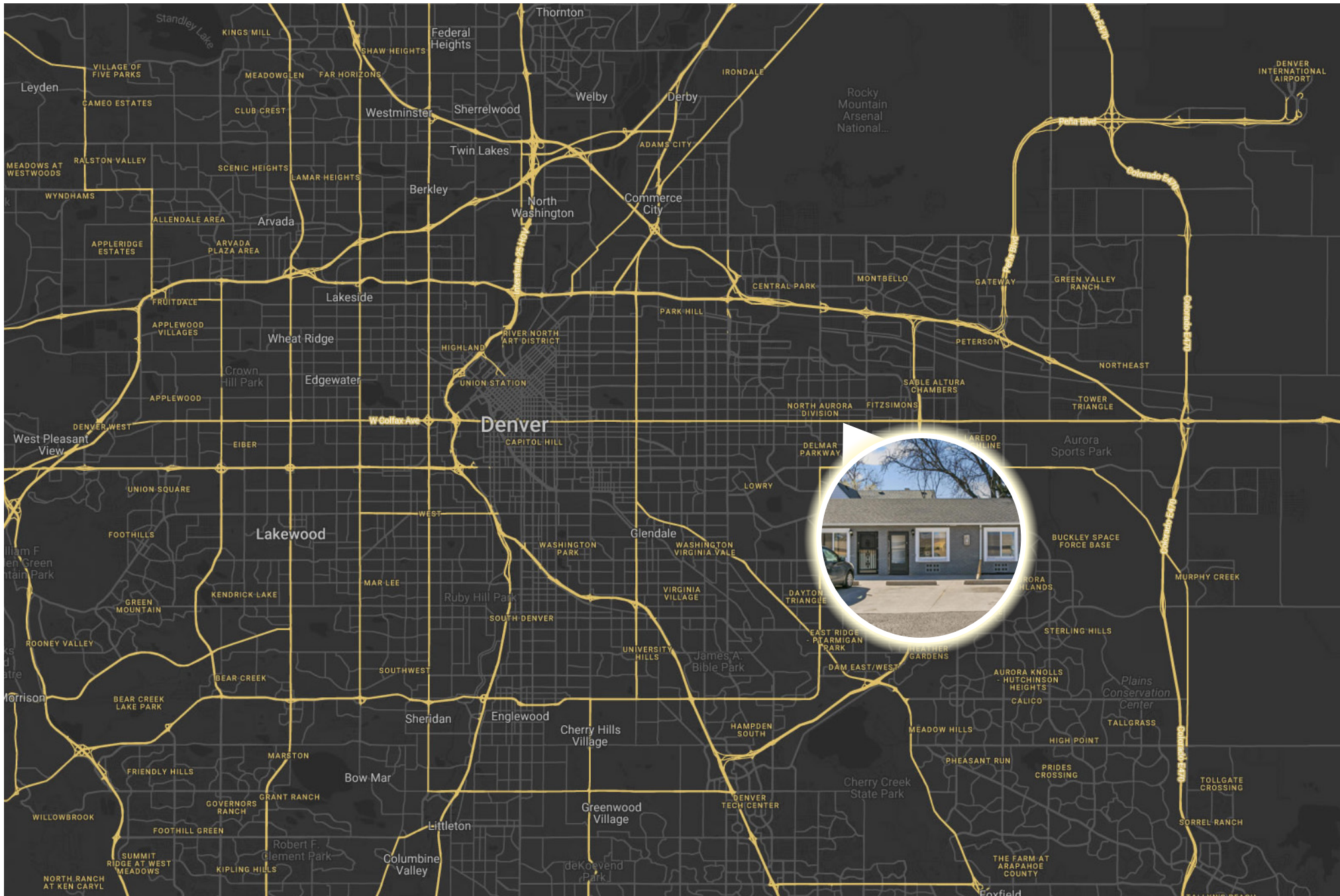
#	PROPERTY	SOLD DATE	SOLD PRICE	UNITS	\$/UNIT	SF	\$/SF	YEAR BUILT
Sub	1467 Joliet St, Aurora, CO 80010		\$970,000	9	\$107,778	3,869	\$250.71	1952
1	1400 Kingston St, Aurora, CO 80010	12/19/2025	\$2,000,000	18	\$111,111	13,365	\$149.64	1957/2012
2	9407 E 17th Ave, Aurora, CO 80010	11/14/2025	\$1,750,000	12	\$145,833	8,375	\$208.96	1971
3	12000 E 16th Ave, Aurora, CO 80010	6/12/2025	\$6,000,000	50	\$120,000	48,450	\$123.84	1962/2026
4	1733 Paris St, Aurora, CO 80010	2/13/2025	\$900,000	8	\$112,500	4,368	\$206.04	1950
5	1350 Macon St, Aurora, CO 80010	1/23/2026	\$1,400,000	12	\$116,667	8,424	\$166.19	1972
6	1342 Macon St, Aurora, CO 80010	1/23/2026	\$1,400,000	12	\$116,667	8,424	\$166.19	1972

AVERAGES	SOLD PRICE	PRICE / UNIT	PRICE / SF
	\$2,241,667	\$120,463	\$170

AREA OVERVIEW



LOCATION MAP



1467 JOLIET STREET · AURORA /16

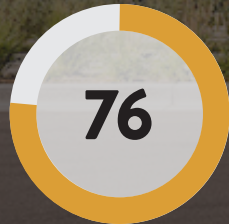
LOCATION HIGHLIGHTS

- Located in North Aurora, just minutes from the Anschutz Medical Campus, Central Park, Lowry, and Stanley Marketplace
- Excellent connectivity to I-225, I-70, and the Fitzsimons light rail station
- Walkable location with convenient access to daily needs and national retailers including Walmart, Walgreens, Starbucks, and Panera Bread
- Surrounded by major employment and lifestyle drivers that support durable renter demand

WALK SCORE



Walk Score

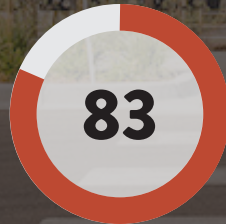


Very Walkable

Most errands can be accomplished on foot

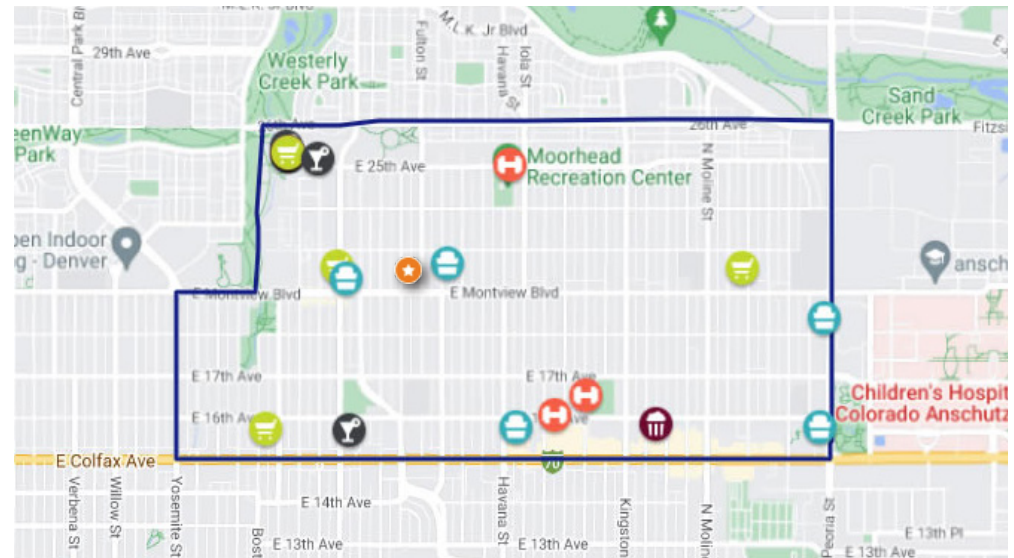


Bike Score



Very Bikeable

Flat as a pancake, excellent bike lanes



THE NORTH AURORA NEIGHBORHOOD:

North Aurora, nestled in the heart of Denver, Colorado, is rapidly gaining recognition as an emerging hotspot. This vibrant neighborhood offers an exciting mix of entertainment, retail, abundant parks, well-equipped recreation centers, and unbeatable access to downtown Denver, Denver International Airport (DIA), and the thriving Stanley Marketplace.

Retail is a breeze in North Aurora. The neighborhood is witnessing a retail renaissance, with boutique shops, artisan markets, and unique local stores popping up. If you're looking for major brands and shopping convenience, the nearby Northfield Stapleton shopping center has it all.

Nature enthusiasts and fitness buffs will find North Aurora to be a haven. The neighborhood is surrounded by green spaces and parks, including Sand Creek Park and Montbello Open Space Park, where residents enjoy hiking, picnics, and outdoor activities. The Montbello Recreation Center is a vibrant community hub, offering fitness programs and engaging activities for all ages.

North Aurora's rapid rise as a Denver hotspot is no accident. Housing options have attracted a diverse and dynamic community, resulting in a rich cultural tapestry. Local businesses and entrepreneurs are thriving, contributing to the neighborhood's growing popularity.

What sets North Aurora apart is its strategic location. Situated just a stone's throw from downtown Denver, residents have easy access to the city's job opportunities, cultural attractions, and dining experiences. Additionally, Denver International Airport is a quick drive away, and the neighborhood shares proximity with Stanley Marketplace, a bustling community hub offering a plethora of dining, shopping, and cultural experiences.

RETAIL / AREA MAP



LOCAL ECONOMY



DENVER EMPLOYERS

Home to some of the fastest-growing counties in the nation, Metro Denver attracts businesses and keeps them. Our competitive environment, sound transportation infrastructure, and variety of industries bring companies here.

Denver ranks No. 4 among Forbes' 2019 The Best Places for Business and Careers.

Colorado ranked No. 9 on Forbes' Best States for Business.

Denver International Airport is just a few hours from either coast, making our area especially attractive for regional and international headquarters. Our modern airport offers direct flights to some of the major business centers in Europe, Japan, Mexico, and Canada. It's easy to understand why the Metro Denver region is fast becoming headquarters central.

Fortune 500 Companies That Call Colorado Home:

- Arrow Electronics
- DISH Network
- Qurate Retail
- Ball
- DaVita
- FV
- Newmont
- Liberty Media
- DCP Midstream
- Ovintiv

PUBLIC TRANSPORTATION



With more than 170 bus routes, 12 rail lines, and many specialty services, RTD makes it easy to get around town.

Get where you want to go with over 100 Local, Regional and SkyRide bus routes, 10 rail lines providing 113 miles of rail service and 96 Park-n-Rides.

2026 POPULATION

729,019

MEDIAN HOME PRICE

\$574K

OF EMPLOYEES

555,300

PARK SYSTEM RANKING

#10

TRUST FOR PUBLIC LAND, 2025

BEST U.S. ART DISTRICTS

#9

USA TODAY, 2025

ACTIVE LIFESTYLE

#2

ACSM FITNESS INDEX, 2025

HEALTHIEST CITIES

#7

WALLETHUB, 2025

BEST CITY FOR NEW GRADS

#4

RENTHOP, 2025

BEST LARGE AIRPORT

#5

USA TODAY, 2025

BEST BEER CITY

#3

CRAFT BEER & BREWING, 2025

ECONOMIC PERFORMANCE
(LARGE METROS)

#29

MILKEN INSTITUTE, 2025



DENVER COLORADO

2026 ECONOMIC OVERVIEW

Denver's multifamily market is moving toward a late-cycle reset as new deliveries remain elevated but forward supply is clearly decelerating. Vacancy is approximately 11% (Q4 2025), reflecting the concentration of recent deliveries in the high-end segment and persistent use of concessions to maintain occupancy. Even so, demand has been resilient, with net absorption totaled roughly 9,000 units over the past 12 months, helping narrow the imbalance as leasing season improved. Asking rents are still down year-over-year (approximately -3.5%), but the market is increasingly bifurcated: newer luxury product is competing hardest, while well-located workforce and mid-tier communities are stabilizing faster. With roughly 7,000 units under construction and new project starts meaningfully lower versus the prior cycle, the pipeline appears set to ease, positioning the market for firmer fundamentals and improved rent growth as 2026 progresses.

KAUFMAN HAGAN

COMMERCIAL REAL ESTATE



Kaufman Hagan is a Denver-based commercial real estate brokerage built by various industry leaders to create unique, high-value services for our investment partners and our brokers.

BROKERED SALES

\$1B+

CLOSED TO DATE

COMBINED EXPERIENCE

100+

YEARS

TRANSACTION VALUE

\$115M

CURRENTLY ACTIVE

WHAT WE DO

We specialize in acquisition and disposition brokerage services, property-value analysis, market insight and strategic ownership advisory. We cultivate opportunities for our investment partners and local community with a deep understanding of real estate and it's value in all of our lives. More than anything, we have a profound respect for how important real estate decisions are for our investment partners. We believe that unique opportunities can be found from both the most complex and the most common real estate transactions when we bring the right people, insights and innovation to the table.



WHO WE ARE

Kaufman Hagan is a commercial real estate brokerage built by various industry leaders to create unique, high-value services for our investment partners and our brokers. Together, our team's unique perspective and high-tech approach enables our ability to unlock the potential of real estate and create meaningful impact. Our success is measured by the lasting relationships and trust built with our lifelong investment partners.

WHAT WE ARE NOT

Egos in suits. We are not unappreciative, commission-focused brokers with limited or single-deal focused mindsets. We do not take shortcuts, skip over details or take the easy way out.



BRANDON KAUFMAN
PRINCIPAL



TEAL HAGAN
PRINCIPAL + EMPLOYING BROKER



HALEY FORD
DIRECTOR OF MARKETING



ERIN FRIBERG
DIRECTOR OF OPERATIONS



DIANNA TALTY
DIRECTOR OF TRANSACTIONS & ASSET MANAGEMENT



COLBY CONSTANTINE
INVESTMENT ADVISOR



KAUFMAN HAGAN
COMMERCIAL REAL ESTATE



ANDREW VOLLERT
BROKER



ZACHARY BIERMAN
BROKER



RYAN FLOYD
BROKER



AMANDA WEAVER
BROKER



LOUIS PASSARELLO
JUNIOR BROKER



DREW MADAYAG
JUNIOR BROKER

- **EMPATHY**
We recognize that buying or selling an investment property is more than a transaction. We listen more than we talk. We see things from their perspective. We empower our clients with empathy-driven solutions to navigate their real estate journey with care and understanding.
- **TEAM MENTALITY**
We value championships over MVP's. We collaborate openly and vulnerably every day and we view our clients as our investment partners.
- **DISPROPORTIONATE VALUE**
We provide more value than what is provided by other brokers in our market. We will give you more than you pay for. We acknowledge real estate as a dynamic value exchange and prioritize meeting all parties' needs comprehensively.

- **PERSEVERANCE & PASSION**
We pursue long-term success. We navigate through short-term market fluctuations with a long-term mindset.
- **TANGIBLE RESULTS**
We do not confuse activity with achievement. We provide more than just promises. We are driven by results and motivated by success by delivering measurable outcomes, turning our client's real estate goals into tangible achievements.
- **ELITE PERFORMANCE**
We've flipped the standard org chart. Our leaders are fully integrated in day to day operations, supporting and encouraging our team from the ground up, acting as a foundation for growth.

Andrew Vollert

BROKER

Andrew is a relationship-driven broker who specializes in the acquisition and disposition of multifamily properties in the Front Range. As a natural analytical thinker, he combines a direct and informed approach with a passion for excellence to deliver top-tier investment services. His unwavering work ethic ensures clients receive the highest level of dedication and attention to detail throughout every transaction.

Before transitioning to real estate, Andrew played four seasons in the NFL with the Arizona Cardinals, Cincinnati Bengals, Los Angeles Chargers, Carolina Panthers, and Indianapolis Colts. Competing at the highest level honed his discipline, perseverance, and consistency—qualities he now brings to representing KH clients with skill and dedication.

In his free time, Andrew enjoys spending time with his wife and two sons, playing chess and basketball, and continuing to learn about business, finance, and real estate.



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DISCLOSURE & CONFIDENTIALITY AGREEMENT

The Owner has engaged Kaufman Hagan Commercial Real Estate (“KH”) to openly represent them on the sale of the Multifamily Property known as 1467 Joliet St, Aurora, CO 80010 (“Property”). The Owner has directed that all inquiries and communications with respect to the contemplated sale of such Property be directed to KH.

Marketing Information and the contents, except such information that is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting the Marketing Information, Recipient agrees that he or she will hold and treat it in the strictest confidence, that you will not disclose the Marketing Information or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or KH and that you will not use the Marketing Information or any of the contents in any fashion or manner detrimental to the interest of Owner.

The recipient further agrees that all information received in written form will be returned if the transaction does not fully consummate.

The recipient further agrees that this confidentiality agreement shall survive the consummation or lack of consummation of the transaction and shall be binding upon its agents, successors, and assigns and insures to the benefit of the Owner and its agents, successors and assigns.

The recipient further agrees to save and hold harmless KH, its agents, successors and assigns and the Owner and its agents, successors and assigns, from any such actions or cause of actions which may arise as a result of a violation of the provisions of this agreement.

The enclosed information (and any supplemental materials provided to a prospective purchaser) has been obtained by sources believed reliable. While KH does not doubt its accuracy, we have not verified it and neither we nor the Owner make any guarantee, warranty or representation of any kind or nature about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example and do not represent past, current or future performance of the property. The value of this transaction to you depends on many considerations, including tax and other factors, which should be evaluated by you and your tax, financial and legal advisors. You and your advisors should conduct a careful and independent investigation of the property to determine to your satisfaction the suitability of the property and the quality of its tenancy for your records.

The Evaluation Material furnished to Buyer will not be used by Buyer for any purpose other than for evaluating a possible transaction involving the Property with the Owner. KH represents the owner and does not allow any sub agency to any other broker. KH has no power or authority in any way to bind the Owner with respect to a transaction involving the Property.

