



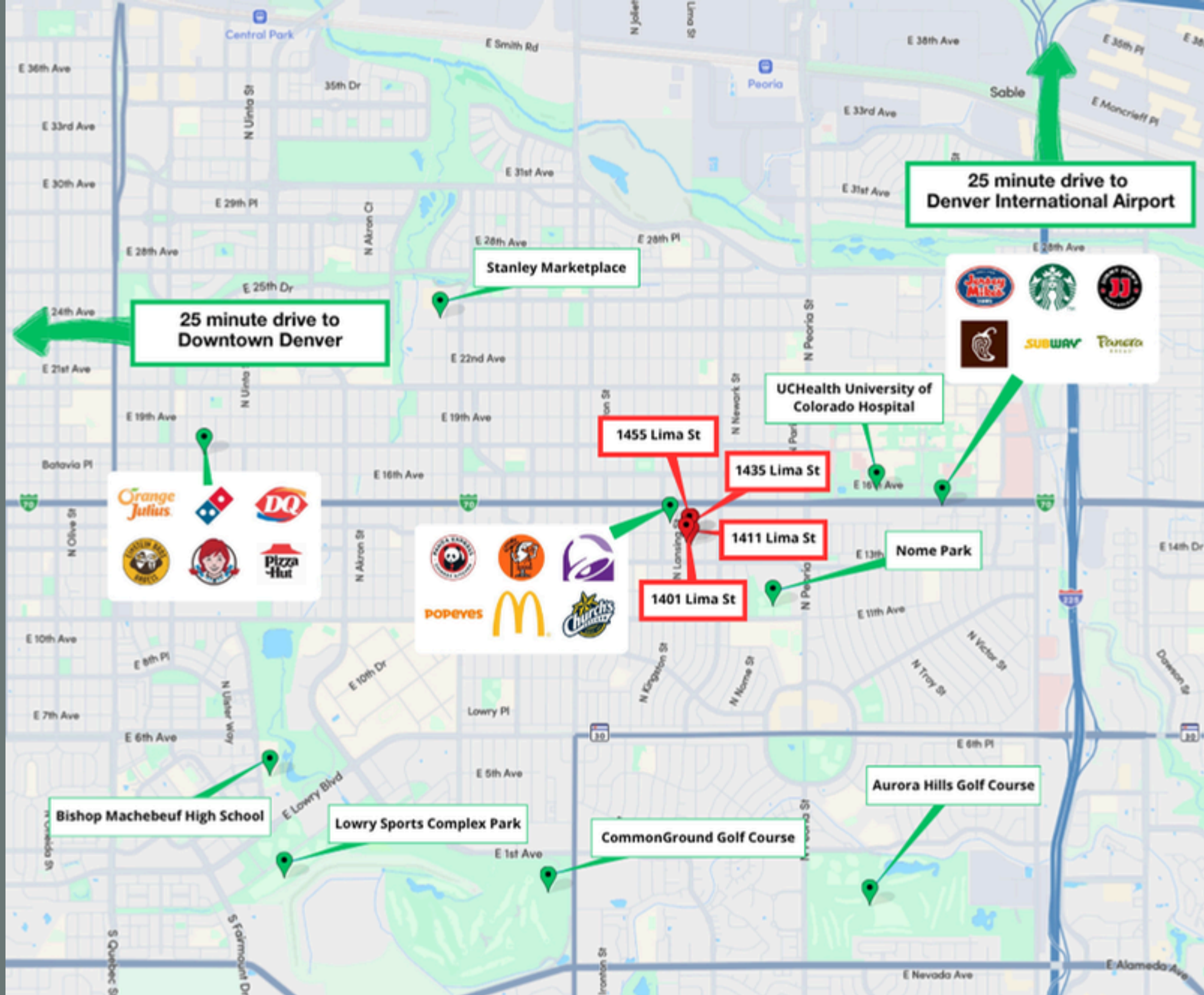
**LIMA STREET
PORTFOLIO SALE**
4 MULTIFAMILY PROPERTIES | 12 UNITS





Value-Add Portfolio Near UC Health

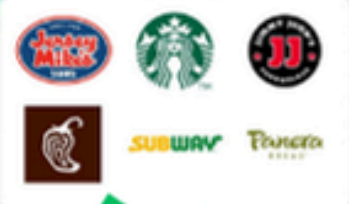
INVESTOR SPECIAL - FIXER UPPER with SELLER FINANCING! Don't miss this rare opportunity to acquire a value-add multifamily portfolio on Lima St. in Aurora, CO, consisting of two quadplexes and two duplexes (12 total units). All properties are fully occupied and situated on the same street, offering a highly efficient, concentrated investment with strong operational advantages and long-term upside. This portfolio provides immediate in-place income with flexible lease terms, allowing investors to implement a strategic value-add plan through renovations, rent increases, and improved management. With multiple buildings included, investors can scale improvements efficiently and drive increased NOI across the entire portfolio. Positioned as one of the more attainable multifamily investment opportunities in Aurora, this offering combines current cash flow with significant upside potential in a high-demand rental market. Ideally located just one mile from UCHealth University of Colorado Hospital—one of the area's largest employment hubs—the properties benefit from consistent tenant demand. Residents also enjoy convenient access to Stanley Marketplace, Lowry, and the Anschutz Medical Campus, further enhancing long-term desirability and growth potential.



25 minute drive to Denver International Airport

25 minute drive to Downtown Denver

Stanley Marketplace



UCHealth University of Colorado Hospital

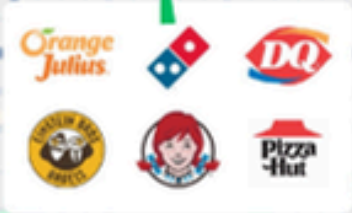
1455 Lima St

1435 Lima St

1411 Lima St

1401 Lima St

Nome Park



Bishop Machebeuf High School

Lowry Sports Complex Park

CommonGround Golf Course

Aurora Hills Golf Course

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



One Bedroom Unit



Two Bedroom Unit



1455 Lima St

Unit	Bedrooms	Bathrooms	Rent
Unit 1455	1	1	\$500
Unit 1457	1	1	\$1,200
Unit 1459	1	1	\$1,200
Unit 1461	2	1	\$1,500
TOTAL	5	4	\$4,400

1435 Lima St

Unit	Bedrooms	Bathrooms	Rent
Unit 1435	1	1	\$550
Unit 1437	1	1	\$1,200
Unit 1439	1	1	\$1,220
Unit 1441	2	1	\$1,460
TOTAL	5	4	\$4,430

1401 Lima St

Unit	Bedrooms	Bathrooms	Rent
Unit 1401	2	1	\$1,500
Unit 1403	2	1	\$1,500
TOTAL	4	2	\$3,000

1411 Lima St

Unit	Bedrooms	Bathrooms	Rent
Unit 1411	2	1	\$1,500
Unit 1413	2	1	\$1,500
TOTAL	4	2	\$3,000

Financials

	1455 Lima	1435 Lima	1401 Lima	1411 Lima	Total
Asking Price	\$450,000	\$475,000	\$460,000	\$460,000	\$1,845,000
Rental Income	\$52,800	\$53,160	\$36,000	\$36,000	\$177,960
Expenses					
Insurance	\$2,160	\$2,160	\$2,160	\$2,160	\$8,640
Taxes	\$3,766	\$3,412	\$3,564	\$3,564	\$14,307
Utilities					
Trash	\$2,700	\$2,700	\$2,400	\$2,400	\$10,200
Water	\$2,400	\$2,400	\$2,400	\$2,400	\$9,600
Total Utilities	\$5,100	\$5,100	\$4,800	\$4,800	\$19,800
Maintenance	\$1,500	\$1,500	\$1,500	\$1,500	\$6,000
Total Expenses	\$12,526	\$12,172	\$12,024	\$12,024	\$48,747
Net Operating Income	\$40,274	\$40,988	\$23,976	\$23,976	\$129,213
				Cap Rate	7.0%

Property Description

Units: 12
 Beds: 18
 Baths: 12
 Portfolio Cap Rate: 7.0%

Special Features

- Seller financing! 30% Down | 5% Interest | 3 Year Balloon
- 12 Units | Fully Occupied
- Two Quadplexes + Two Duplexes
- All on Lima St. (Concentrated Portfolio)
- 4 Car Detached Garage for the Two Duplexes + Additional Off Street Spaces
- Immediate Cash Flow + Value-Add Upside
- Flexible Leases (Ability to Raise Rents)
- Strong Rental Demand Near Anschutz Medical Campus
- Minutes to Stanley Marketplace & Lowry



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