

Full

436 Dayton St
Aurora, CO 80010

MLS#: 2614137 Status: **Active**
 List Date: 03/23/18 List Price: \$449,900
 Status Conditions: None Known Original List Price: \$449,900
 Has HOA: No TAX ID: 031111056
 Inv Blackout Ends: Taxes: \$1,890 (2017)
 Title Company: LAND TITLE
 Financial Terms: Cash, Conventional, FHA, VA
 Other Financial Terms:
 Earnest \$: 7500, LAND TITLE
 Seller Type: Individual
 Sale Type: Investment
 Legal Description: LOT 4 BLK 1 SUNNYVALE 5TH FLG

County: Arapahoe
 Locale: Sunnysvale



Type: Income Style: Ranch/1 Story
 Building Type: Duplex (all units) Style Character: Side-by-Side
 Year Built: 1962 Unit Access:
 Architecture:
 Cooling: None
 Other HVAC:
 HVAC Detail:
 Heat Fuel: Gas
 Heat Type: Forced Air
 Construction: Block
 Exterior: Brick
 Roofing: Composition Shingles

Basement Size: None Sub Floor/ Foundation Type: Crawl Space
 Basement Type:
 % Fully Finished: Bsmt Finished:

School District: Adams-Arapahoe 28J Jr High/Middle: Aurora West
 Elementary: Fulton Senior High: Aurora Central
 School of Choice:

Sqft
 Above Ground: 1,775 PSF Abv Grade: \$253.46 Incorporated: Walk Score: 40
 Basement: PSF Total: \$253.46 Zoning: R-2 Distance To:
 Total: 1,775 PSF Finished: \$253.46 Lot Size: 7,318 Bus
 Finished: 1,775 Acres: 0.17 Light Rail
 Measurement From: County Records Frontage: Other Transit
 Primary Road: Paved Road Depth:

Complex Name:
 Views:
 Rights:
 Site Features:
 Exterior Features:
 Features:
 Per Unit Features: Assigned Parking
 Rentals Allowed:

Unit Summary

Total Units: 2 # Total Baths: 3 # Total Beds: 6 # Furnished Units: # Vacant Units: # Storage Units:

Of Feature per Unit Type

Unit Type	Units	Bath	Fireplace	Dishwasher	Stove	FridgeAC/Swamp	Washer	Dryer	Hookup	Storage	Parking/Unit	Avg SqFt	Avg Rent
3 Bedroom	1	1			1	1	1	1	1			888	\$1,100.00
3 Bedroom	1	2			1	1	1	1	1			888	\$1,500.00

Parking & Vehicle Information

Total Spaces: 4 Amps Available: Features:
 Type: # Spaces: Dimensions: Features:
 Off-Street 4 BEHIND UNIT

Appliances: Disposal, Refrigerator (Kitchen), Smoke Alarm, Stove/Range/Oven
 Laundry: W/D Hookups in Unit
 Flooring: Laminate, Tile Floor
 Fireplace Types:
 Interior Features: Double Pane Windows, Eating Space / Kitchen, Window Coverings
 Exclusions: TENANTS PERSONAL PROPERTY.
 Site Type:

Annual Property Operating Data (Projected)
 Potential Rental Income \$38,400
 Less: Vacancy & Credit Losses
 Effective Rental Income
 Plus: Other Income/Collectable
 Gross Operating Income
 Expenses/Benefits
 Real Estate Taxes \$1,647.00
 Personal Property Tax
 Property Insurance \$1,250
 Off Site Management
 Payroll
 Taxes/Workers Compensation
 Repairs & Maintenance \$1,200
 HOA Fees

Owner Paid Utilities: Trash, Water
 Tenant Paid Utilities: Electricity, Gas, Phone
 Utility Metering: Common Water, Separate Electric, Separate Gas
 Utility Bill Tenants: Direct Billing from Utility, Included in Rent
 Other Utilities:
 Summary Income
 Actual Annual Income: \$31,200 Project Annual Income: \$37,200
 Actual Annual Expense: \$4,097 Project Annual Expense: \$4,097
 Actual Annual Net Income: \$27,103 Project Annual Net Income: \$33,103
 Cap Rate:

Accounting & Legal Expense
 Advertising & Permits Expense
 Other Services Expense
 Utilities
 Electricity
 Gas
 Heat Expense
 Water \$1,200
 TV
 Internet
 Phone
 Other

HERS Rating:
 Home Energy Score
 Energy Star Qual New Home:
 LEED for Homes:
 NAHB/ICC-700:
 Other Certifications:
 Solar PV:
 Solar Thermal:
 Addendum Uploaded: No

Multiple HOA's: HOA/Mgmt Company 2 HOA/Mgmt Company 3
 HOA/Mgmt Name:
 Contact #:
 Website:
 HOA Type:
 Fee:
 Annual Total
 Total Annual HOA Fees
 HOA Includes:
 HOA Transfer Amt: HOA Transfer Based On:
 HOA Private Transfer Amt: HOA Status Letter Amt:
 Covenants:
 Other Restrictions:
 Special Assessment Desc:

Public Remarks

UNITS 436 & 438 TOGETHER, GREAT INCOME PROPERTY NEXT DOOR TO LOWRY. RANCH STYLE 6 BEDROOM 3 BATH DUPLEX IN FRIENDLY, UPCOMING NEIGHBORHOOD. UNIT 436 IS 3 BEDROOMS & TWO BATHS (HALF BATH IN LARGER BEDROOM). UNIT 438 IS A 3 BEDROOM 1 BATH UNIT. BOTH PROPERTIES ARE LARGE UNITS WITH LOTS OF STORAGE AND PRIVATE PARKING IN THE BACK OF THE UNITS. UNIT 438 HAS NEWER FURNACE AND WATER HEATER.

Broker Remarks

BOTH UNITS ARE OCCUPIED ON MONTH TO MONTH LEASES. PLEASE DO NOT BOTHER TENANTS AND RESPECT THEIR PRIVACY. FEEL FREE TO CALL WITH ANY QUESTIONS, I'M HERE TO HELP. AVG. RENTS COULD GO FROM \$1,600 - \$1,700 PER MONTH. BUYER & BUYER AGENT TO VERIFY & CONFIRM DISCLOSURES, PUBLIC RECORDS, MEASUREMENTS. SUBMIT LEAD PAINT DISCLOSURE W/ OFFER. 8**SERIOUS OFFERS BEING ACCEPTED UP UNTIL MONDAY APRIL 9TH AT 5PM. ACCEPTANCE DEADLINE TUESDAY APRIL 10TH AT 6PM. SELLER HAS THE RIGHT TO ACCEPT AN OFFER BEFORE DEADLINE. PLEASE SEE SHOWING INSTRUCTION AND NOTE THAT THERE ARE NO SHOWINGS ON THE PROPERTY PRIOR TO AN ACCEPTED OFFER.

Directions

Listing Agent/Office
 Name: [Marc Thurston](#)
 Office Name: [Brokers Guild Classic](#)
 Office Phone: 303-752-0007
 Email: marcthurston@yahoo.com
 Phone: 720-934-8413
 Mobile: 720-934-8413
 Agent Fax:
 Office Fax: 303-752-0008
 Co-Listing Agent/Office
 Name:
 Office Name:
 Office Phone:
 Email:
 Phone:
 Mobile:
 Showing Phone: 720-934-8413
 Showing Email: marcthurston@yahoo.com
 Showing Notes: SHOWING ONLY AFTER CONTRACT HAS BEEN ACCEPTED, TENANT OCCUPIED. PLEASE CALL AGENT FOR ANY QUESTIONS.
 No Show Until:

Buyers Agency: 2.5%
 Transaction Broker: 1.5%
 Variable Comm: No
 Listing Contract: Exclusive Right
 Other Listing Contract Type:
 Additional Info: Income History Available, Quick Possession, Tenant Occupied
 Possession: TBD
 Submitted Prospect: Yes

Property History

MLS #	Address	DOM	CDOM	Type	Change	Change Type	Change Date
2614137	436 Dayton Street, Bldg 436 & 438, Aurora, CO 8001013	13		Income	Back On MarketU->A		03/27/18 10:10 AM
2614137	436 Dayton Street, Bldg 436 & 438, Aurora, CO 8001013	13		Income	Under Contract A->U		03/24/18 07:41 PM
2614137	436 Dayton Street, Bldg 436 & 438, Aurora, CO 8001013	13		Income	New Listing	A-> \$449,900	03/23/18 10:30 AM
4352615	436 Dayton Street, Aurora, CO 80010	2	2	Income	Sold	(\$220,000)	08/18/14 08:49 AM
4352615	436 Dayton Street, Aurora, CO 80010	2	2	Income	Under Contract A->U		07/23/14 07:48 PM
4352615	436 Dayton Street, Aurora, CO 80010	2	2	Income	New Listing	A-> \$219,900	07/21/14 05:49 PM

