

Full

323 S Yost St
Aurora, CO 80012

MLS#: 7237690 Status: **Active**
 List Date: 06/20/18 List Price: \$525,000
 Status Conditions: None Known Original List Price: \$525,000
 Has HOA: No TAX ID: 031144094
 Inv Blackout Ends: Taxes: \$2,091 (2017)
 Title Company: First Alliance Title
 Financial Terms: Cash, Conventional, FHA, VA
 Other Financial Terms:
 Earnest \$: 7500, First Alliance Title
 Seller Type: Individual
 Sale Type: Either
 Legal Description: LOT 2 BLK 2A AURORA HILLS 7TH FLG

County: Arapahoe
 Locale: Aurora Hills



Type: Income Style: Ranch/1 Story
 Building Type: Duplex (all units) Style Character: Side-by-Side
 Year Built: 1964 Unit Access:
 Architecture:
 Cooling: Evaporative Cooler (Swamp)
 Other HVAC:
 HVAC Detail:
 Heat Fuel: Gas
 Heat Type: Forced Air
 Construction: Brick
 Exterior: Brick
 Roofing: Composition Shingles

Basement Size: Full Sub Floor/ Foundation Type: Slab
 Basement Type: Standard
 % Fully Finished: 90 Bsmt Finished: Yes

School District: Adams-Arapahoe 28J
 Elementary: Wheeling
 School of Choice:
 Recent: 06/20/2018 : NEW

Jr High/Middle: Aurora Hills
 Senior High: Gateway

Sqft
 Above Ground: 1,845 PSF Abv Grade: \$284.55 Incorporated: Walk Score: 45
 Basement: 1,845 PSF Total: \$142.28 Zoning: Duplex Distance To:
 Total: 3,690 PSF Finished: \$149.83 Lot Size: 7,536 Bus
 Finished: 3,504 Acres: 0.17 Light Rail
 Measurement From: County Records Frontage:
 Primary Road: Depth: Other Transit

Complex Name:
 Views:
 Rights:
 Site Features:
 Exterior Features: Fence, Patio, Yard
 Features:
 Per Unit Features:
 Rentals Allowed:

Unit Summary

Total Units: 2 # Total Baths: 4 # Total Beds: 8 # Furnished Units: # Vacant Units: # Storage Units:

Of Feature per Unit Type

Unit Type	Units	Bath	Fireplace	Dishwasher	Stove	Fridge/AC/Swamp	Washer	Dryer	Hookup	Storage	Parking/Unit	Avg SqFt	Avg Rent
4+ Bedroom	2	2	0	1	1	1	0	1	1			922	

Parking & Vehicle Information

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

Appliances: Disposal, Refrigerator (Kitchen), Smoke Alarm, Stove/Range/Oven
 Laundry: W/D Hookups in Unit
 Flooring: Carpet, Vinyl/Linoleum, Wood Floors
 Fireplace Types:
 Interior Features: Cable Available, Double Pane Windows, Eating Space / Kitchen, Heated Basement
 Exclusions: Tenant personal items.
 Site Type:

Annual Property Operating Data (Projected)		Owner Paid Utilities:	Water
Potential Rental Income	\$48,000	Tenant Paid Utilities:	Electricity, Gas
Less: Vacancy & Credit Losses	\$2,400	Utility Metering:	Common Water, Separate Electric, Separate Gas
Effective Rental Income	45600	Utility Bill Tenants:	
Plus: Other Income/Collectable	\$0	Other Utilities:	
Gross Operating Income	45,600		
Expenses/Benefits		Summary Income	Summary Income
Real Estate Taxes	\$2,091.00	Actual Annual Income:	\$27,000 Project Annual Income: \$48,000
Personal Property Tax		Actual Annual Expense:	\$4,070 Project Annual Expense: \$4,000
Property Insurance	\$1,305	Actual Annual Net Income:	\$22,930 Project Annual Net Income: \$44,000
Off Site Management		Cap Rate:	
Payroll			
Taxes/Workers Compensation			
Repairs & Maintenance	\$500		
HOA Fees			

Accounting & Legal Expense
 Advertising & Permits Expense
 Other Services Expense 960
 Utilities
 Electricity
 Gas
 Heat Expense
 Water \$1,305
 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 0.00 0.00 0.00
 Total Annual HOA Fees 0.00
 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

Come see this fantastic duplex on a gorgeous tree-lined street! These units have great layouts, large kitchens and beautiful hardwood floors. Each unit has a full basement with two additional bedrooms. One basement has a full bath and the other a ¾ bath. The units are separately metered for gas and electric and have their own washer/dryer hookups. Each unit has a large, fenced backyard which your tenants will really appreciate! Quick access to 225 and shopping. Check out this wonderful investment opportunity, you'll be glad you did!

Broker Remarks

One basement bedroom is nonconforming.

Directions

Listing Agent/Office
 Name: [Charles Roberts](#)
 Office Name: [Your Castle Real Estate Inc](#)
 Office Phone: 303-962-4272
 Email: croberts@yourcastle.org
 Phone: 303-962-4272
 Mobile: 303-523-3837
 Agent Fax:
 Office Fax:
 Co-Listing Agent/Office
 Name:
 Office Name:
 Office Phone:
 Email:
 Phone:
 Mobile:
 Showing Phone: 303-573-7469
 Showing Email:
 Showing Notes:
 No Show Until:



Buyers Agency: 2.8%
 Transaction Broker: 2.8%
 Variable Comm: Yes
 Listing Contract: Exclusive Agency
 Other Listing Contract Type:
 Additional Info:
 Possession: Delivery of Deed
 Submitted Prospect: Yes

Property History

MLS #	Address	DOM	CDOM	Type	Change	Change Type	Change Date
7237690	323 S Yost Street, Aurora, CO 80012	0	0	Income	New Listing	A-> \$525,000	06/20/18 05:46 AM



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