

Property Information Sheet

1720 Del Mar Parkway, Aurora, CO 80010

\$450,000

Adams County

Active

Listed by Robert Balentine and The NorthPeak Group at Resident Realty



Listing ID	6556671	Annual Tax	\$2,291
Property Type	SFR	Tax Year	2024
Year Built	1955	Association Information	
Beds	6	Name	
Baths	2	Fee Month	
Lot Size Ft	6780	Price / Sq ft	\$417
Lot Acres	0.156	PSF Finished	\$208

Building Sq Ft	1080	Orig Price	\$450,000
Living Area (Sq Ft Finished)	2160	List Date	4/7/2026
Above Ground Finished Area	1080	Days in MLS	1
Below Grade Total Area	1080		
Below Grade Finished Area	1080		

Unit Type	n/a
Number of Units	1
Number of Units Vacant	0
Above Ground Sq Ft Per Unit	1080

Cap Rate	
Actual	5.89%
Gross Income	\$36,000
Operating Expense	\$9,501
Annual Net Income	\$26,499
Expense Ratio	26.4%

Parking Type	Detached Garage
Total Number of Parking Spaces	2
Parking Covered	2
Parking Off Street	0
Parking Ratio	0.93

Cap Rate	
Projected	6.16%
Gross Income	\$37,200
Annual Expense	\$9,501
Annual Net Income	\$27,699

Leasing Information

Occupy Type	Tenant	Lease Type	Long Term
Lease term	12		
Lease Expires	8/31/2026	Remaining Lease Months	4
Gross Rent Multiplier	12.50	Value	\$12,000

MORE INFORMATION