

## Property Information Sheet

**1654-1656 Beeler St, Aurora, CO 80010**

**\$430,000**

Adams County

Active

Listed by Robert Balentine and The NorthPeak Group at Resident Realty



Listing ID	<b>5273533</b>	Annual Tax	<b>\$2,902</b>
Property Type	<b>DUP</b>	Tax Year	<b>2024</b>
Year Built	<b>1955</b>	Association Information	
Bed	<b>4</b>	Name	
Bath	<b>2</b>	Fee Month	
Lot Size Ft	<b>6350</b>	Price / Sq ft	<b>\$276</b>
Lot Acres	<b>0.146</b>	PSF Finished	<b>\$276</b>

Building Sq Ft	<b>1556</b>	Orig Price	<b>\$430,000</b>
Living Area (Sq Ft Finished)	<b>1556</b>	List Date	<b>4/7/2026</b>
Above Ground Finished Area	<b>1556</b>	Days in MLS	<b>1</b>
Below Grade Total Area	<b>0</b>		
Below Grade Finished Area	<b>0</b>		

Unit Type	<b>2 bed 1 bath</b>	Cap Rate	
Number of Units	<b>2</b>	Actual	<b>2.67%</b>
Number of Units Vacant	<b>1</b>	Gross Income	<b>\$21,600</b>
Above Ground Sq Ft Per Unit	<b>778</b>	Operating Expense	<b>\$10,140</b>
		Annual Net Income	<b>\$11,460</b>
		Expense Ratio	<b>46.9%</b>

Parking Type	<b>Off street, ally access</b>	Cap Rate	
Total Number of Parking Spaces	<b>3</b>	Projected	<b>8.25%</b>
Parking Covered	<b>0</b>	Gross Income	<b>\$45,600</b>
Parking Off Street	<b>3</b>	Annual Expense	<b>\$10,140</b>
Parking Ratio	<b>1.93</b>	Annual Net Income	<b>\$35,460</b>

### Leasing Information

Occupy Type	<b>Tenant</b>	Lease Type	<b>1654 - Vacant</b>
Lease term	<b>1654 - Vacant</b>		<b>1656 - Long Term</b>
Lease Expires	<b>1656 - 12</b>	Remaining Lease	
	<b>1654 - Vacant</b>	Months	Value
	<b>1656 - 11/30/2026</b>	<b>1654 - 0</b>	<b>\$12,600</b>
Gross Rent Multiplier	<b>19.91</b>	<b>1656 - 7</b>	

**MORE INFORMATION**