

Property Information Sheet

1646-1648 Beeler St, Aurora, CO 80010

\$460,000

Adams County

Active

Listed by Robert Balentine and The NorthPeak Group at Resident Realty



Listing ID	9137859	Annual Tax	\$2,866
Property Type	DUP	Tax Year	2024
Year Built	1955	Association Information	
Bed(s)	4	Name	
Bath(s)	2	Fee Month	
Lot Size Ft	6350	Price / Sq ft	\$296
Lot Acres	0.146	PSF Finished	\$296

Building Sq Ft	1556	Orig Price	\$460,000
Living Area (Sq Ft Finished)	1556	List Date	4/7/2026
Above Ground Finished Area	1556	Days in MLS	1
Below Grade Total Area	0		
Below Grade Finished Area	0		

Unit Type	2 bed 1 bath	Cap Rate	
Number of Units	2	Actual	6.42%
Number of Units Vacant	0	Gross Income	\$41,640
Above Ground Sq Ft Per Unit	778	Operating Expense	\$12,108
		Annual Net Income	\$29,532
		Expense Ratio	29.1%

Parking Type	Off street, ally access	Cap Rate	
Total Number of Parking Spaces	3	Projected	7.28%
Parking Covered	0	Gross Income	\$45,600
Parking Off Street	3	Annual Expense	\$12,108
Parking Ratio	1.93	Annual Net Income	\$33,492

Leasing Information

Occupy Type	Tenant	Lease Type	1646 - Month to Month
Lease term	1646 - 12		1648 - Long Term
Lease Expires	1648 - 12	Remaining Lease	
	1646 - 3/31/2026	Months	Value
	1648 - 12/31/2026	1646 - 1	\$15,860
Gross Rent Multiplier	11.05	1648 - 8	

MORE INFORMATION