

**13190 E 30<sup>th</sup> Ave, Aurora 80011  
Morris Heights**

Only minutes from the Huge Employers at CU Medical Center/Childrens Hospital and New VA Medical Center

**\$147,000 Cash deal, Buyer pays closing costs**

**Perfect Turnkey Rental for a year and then huge upside potential in this up and coming neighborhood**

Call Joel now to schedule a showing, **303-929-5232**

SERIOUS INVESTORS ONLY. CASH or Hard money Deal. Quick Close !!  
Beautiful 5 bedroom 1961 Brick ranch with full finished basement current lease is \$1250/mo for one year. Tenant pays utilities.

Rehabbed and wonderfully maintained with great family already set!!

30th Ave is bus route east west and Smith Rd subway station is due to be opened 6 blocks North. Walk or bike to CU Medical Center.

Do not interfere with the tenants; Call me to set up a viewing.





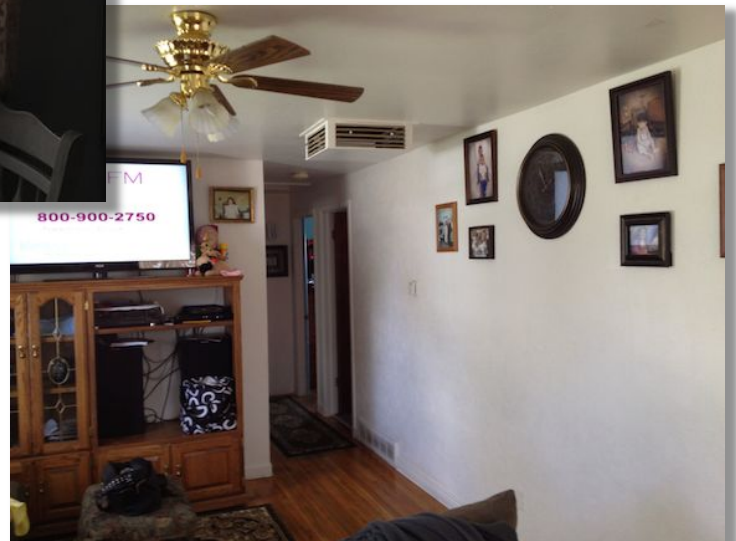
Well kept yard with trees front and back



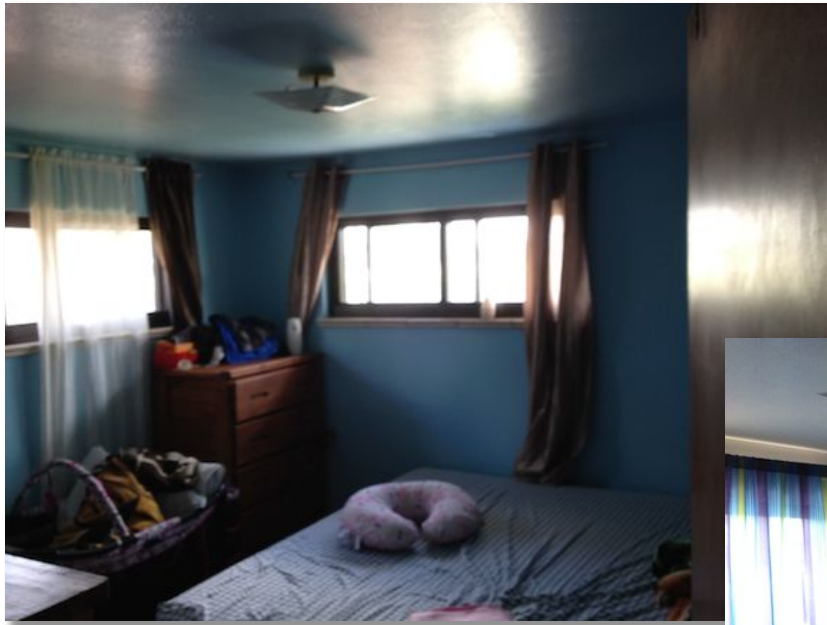
Triple pane windows throughout!! (Installed by now closed airport)



Eat-in kitchen with beautiful view to south overlooking Sand Creek green way.



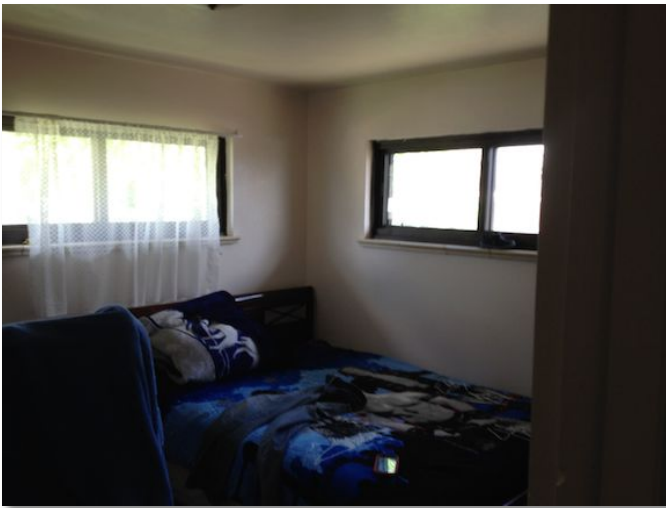
Spacious living room. Hardwood floors throughout. Evaporative cooler vented for each individual room.



3 bedrooms upstairs, all with triple pane windows, well maintained

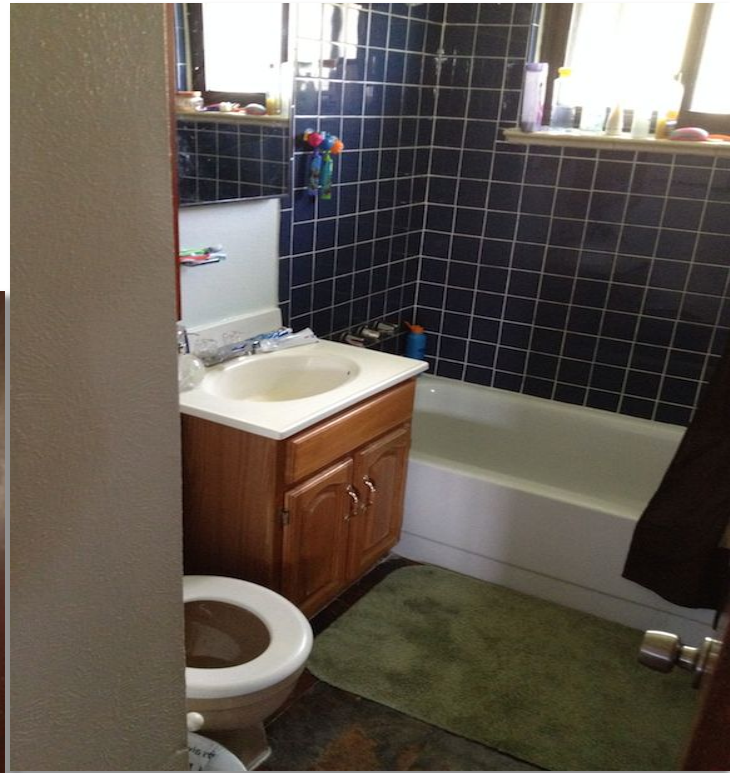


Bedroom 2



Bedroom 3

Full bath with beautifully Maintained tile





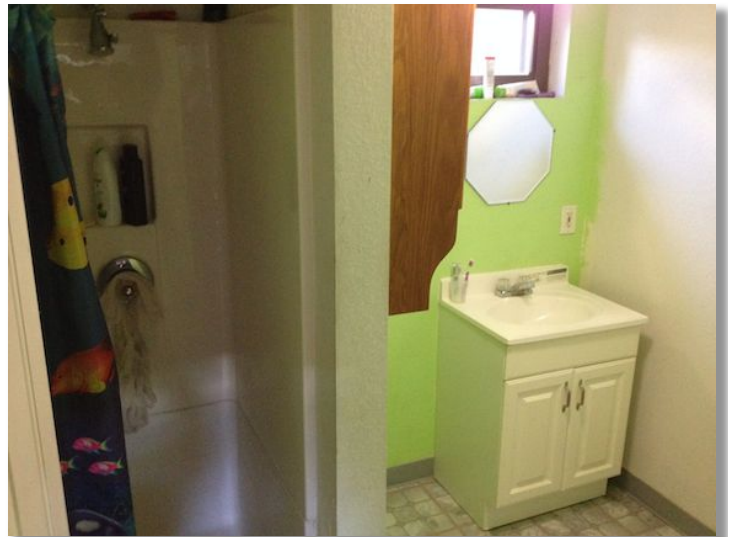
Basement  
bedroom #1



Basement Bedroom  
#2



Spacious  
Laundry/Utility room



Newer 3/4 bath



Basement Rec or storage area

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**Cash on Cash with 20% down on loan= 11%**

All projections are based on estimated loan examples and should not be used as a guarantee of actual performance.

	<b>Yearly</b>	<b>Monthly</b>	Notes
Purchase Price=	\$147,000.00		
Rental Income=	15,000.00	1,250.00	1 year lease
Insurance=	-1,200.00	-100.00	
Tax=	-915.00	-76.25	2012 taxes for reference
Utilities=	0.00	0.00	paid by tenant
Vacancy Allowance=	-1,000.00	-83.33	
Maintenance=	-1,000.00	-83.33	
Total Costs=	-4,115.00	-342.92	
Net Operating Income=	10,885.00	<b>907.08</b>	
Loan Service Princ. & Int.=		-631.00	\$117600 at 5% for 30 years
Net Cash Flow=	3,313.00	276.08	
Example with 20% down and 5% loan at 30 years			
Cash on Cash at 20% down=	<b>11.27%</b>	Percent Down=	20.00%
		Percent Borrowed=	80.00%