

GREENWOOD EXECUTIVE PARK OFFICE CONDOMINIUM FOR SALE

7325 and 7335 E. Peakview Ave., Centennial CO 80111



FEATURES

- Seller can offer creative financing
- 5 levels
- Double outside private front entries allowing possibility to lease out part of the space
- Private restrooms
- Individual HVAC units
- 9 offices/reception/ large conference room/2 break areas/large open areas

Sale Price: \$695,000 (\$125.86/USF)
Size: 5,522 Usable Square Feet
County: Arapahoe
Year Built: 1981
Assoc. Dues: \$846.10/Month
Taxes: \$16,172.70 2023 due 2024
Parking: 4/1000

**CAN BE SOLD WITH 7345 E. PEAKVIEW AVE.
FOR A TOTAL OF 7,358/USF - \$1,094,999**



COMMERCIAL OFFICE CONDOMINIUM



SHELDON • GOLD REALTY INC.
commercial real estate services



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OFFICE CONDOMINIUM FOR SALE
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OFFICE OWNERSHIP ANALYSIS

Price \$ 695,000.00

FOR: 7325 & 7335 E. Peakview Ave.
Centennial CO

Total Square Footage
5,522

80% Financing	Mortgage Data
	1st Mortgage
Amount	\$ 556,000.00
Interest Rate	6.50%
Term	25
Payments/Year	12
Periodic Payment	\$ 3,754.15
Annual Debt Service	\$ 45,049.82
Comments	

Calculation of Improvements Value
 Current Total County Appraised Value \$686,400
 Current County Improvement Appraised Value \$631,200
 Ratio of Improvement Value 0.91958042

Annual Cost

P&I	\$ 45,049.82	
Association Dues	\$ 10,153.20	\$1.84 (sf/year Estimate)
Taxes	\$ 16,172.70	\$2.93 (sf/year Estimate)
Condo Insurance	\$ 2,761.00	\$0.50 (sf/year Estimate)
Utilities	\$ 11,044.00	\$2.00 (sf/year Estimate)
Misc Maintenance	\$ 1,380.50	\$0.25 (sf/year Estimate)
Janitorial	\$ 6,626.40	\$1.20 (sf/year Estimate)
		\$8.72 (sf/year Estimate)

Total Cash Outflow \$ 93,187.62

Less equity build up \$ 9,180.11 (First year only-number increases in subsequent years)

TOTAL COST

BEFORE TAXES \$ 84,007.51

LESS TAX SAVINGS

Depreciation \$ 5,735.59 (Assumes 39 year depreciation on improvements value at 35% tax bracket, State & Federal)
 Interest Deduction \$ 12,554.40 (First year only. Assumes 35% individual tax bracket, State & Federal)

NET COST TO OWN \$ 65,717.52 Annually
 \$ 5,476.46 Monthly
 \$ 11.90 Per Square Foot Per Year

Disclosure:

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 your individual tax consequences.
 Please consult with your legal or tax advisors before purchasing.