

CREEKSIDE AT DTC

8000 E. Prentice, Unit D5 Greenwood Village CO



Building Size: 1,949/SF
Price: \$299,000 (\$153.41/SF)
Zoning: TC - Town Center Zoning
Age: 1979
Parking: Ample, 3.3/1000 SF, Extra Spaces Free of Charge
Taxes: \$8,648.99 2011 Due 2012

- Features:
- * Built out to suit a doctor's office, laboratory or any medical facility.
 - * Dr. Office Ready Reception Area/Desk. Huge Waiting Room With A Working Fireplace. 2 Large Offices. 4 Bathrooms 3 Sink/Lab Areas Open Evaluation Area . Sliding Glass Doors Out To The Creekside Courtyard
 - * Unit is vacant and in the heart of the DTC.
 - * ADA compliant.
 - * On site secure dead storage available for medical records.
 - * Within walking distance to many restaurants, with the most desirable location in Creekside,
 - * Rare opportunity to own property in the DTC provides a stable foundation for a business for years to come.



SGR

SHELDON • GOLD REALTY INC.
commercial real estate services

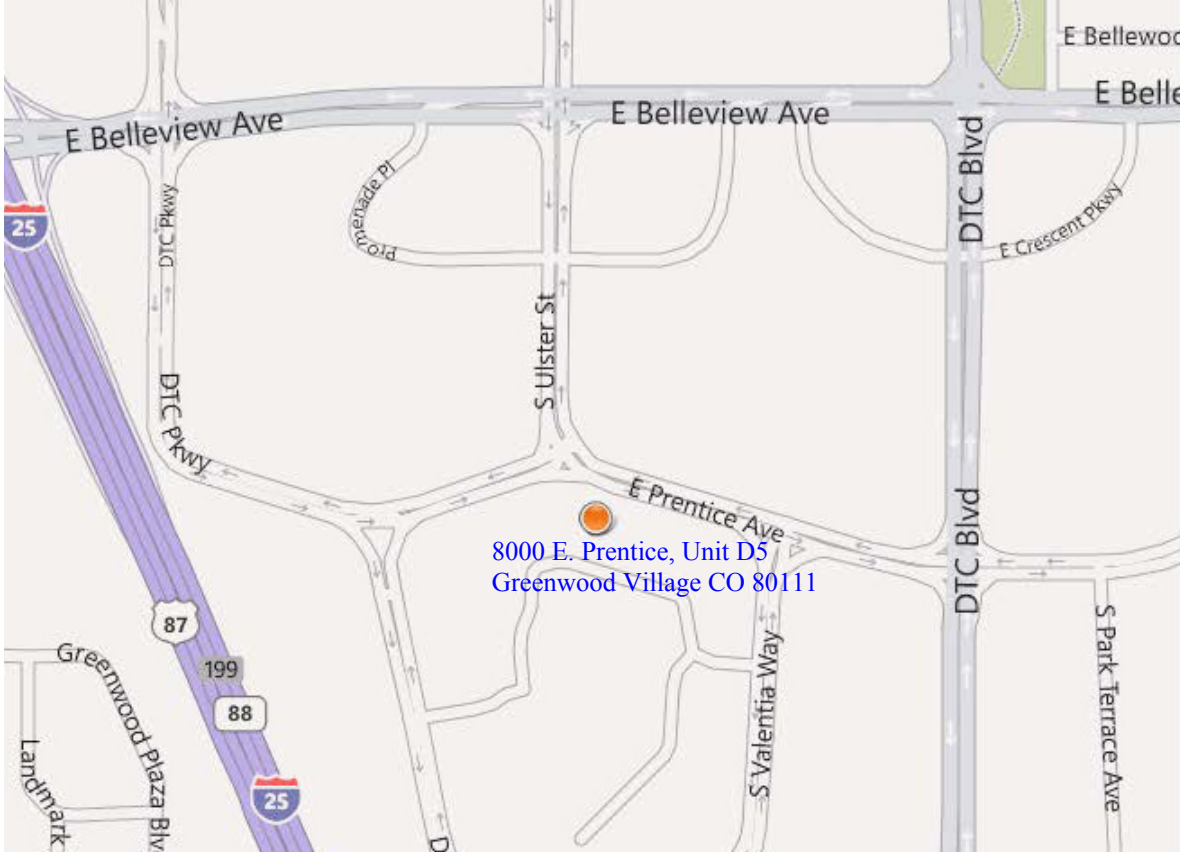
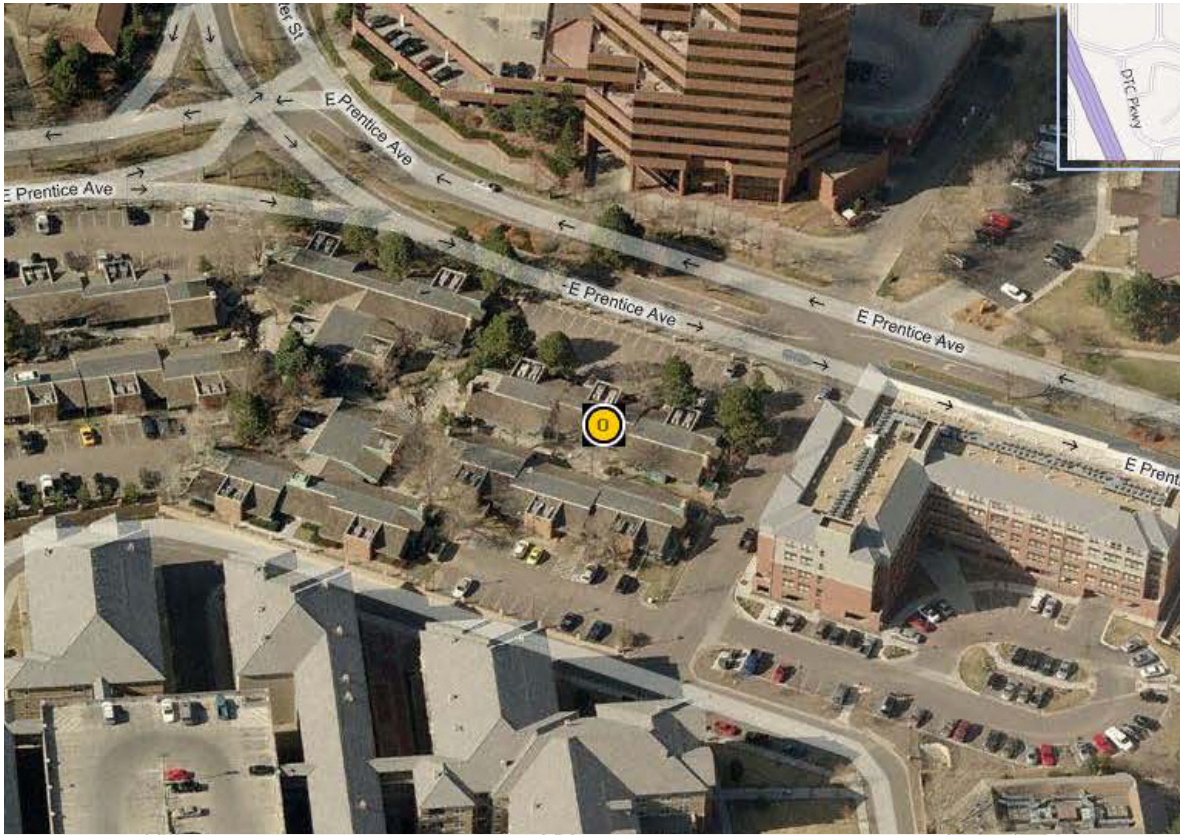
Chad Cave 303.741.2500

9145 East Kenyon Avenue, Suite 300 Denver, CO 80237
ccave@sg-realty.com www.sg-realty.com

OFFICE/MEDICAL CONDOMINIUM FOR SALE

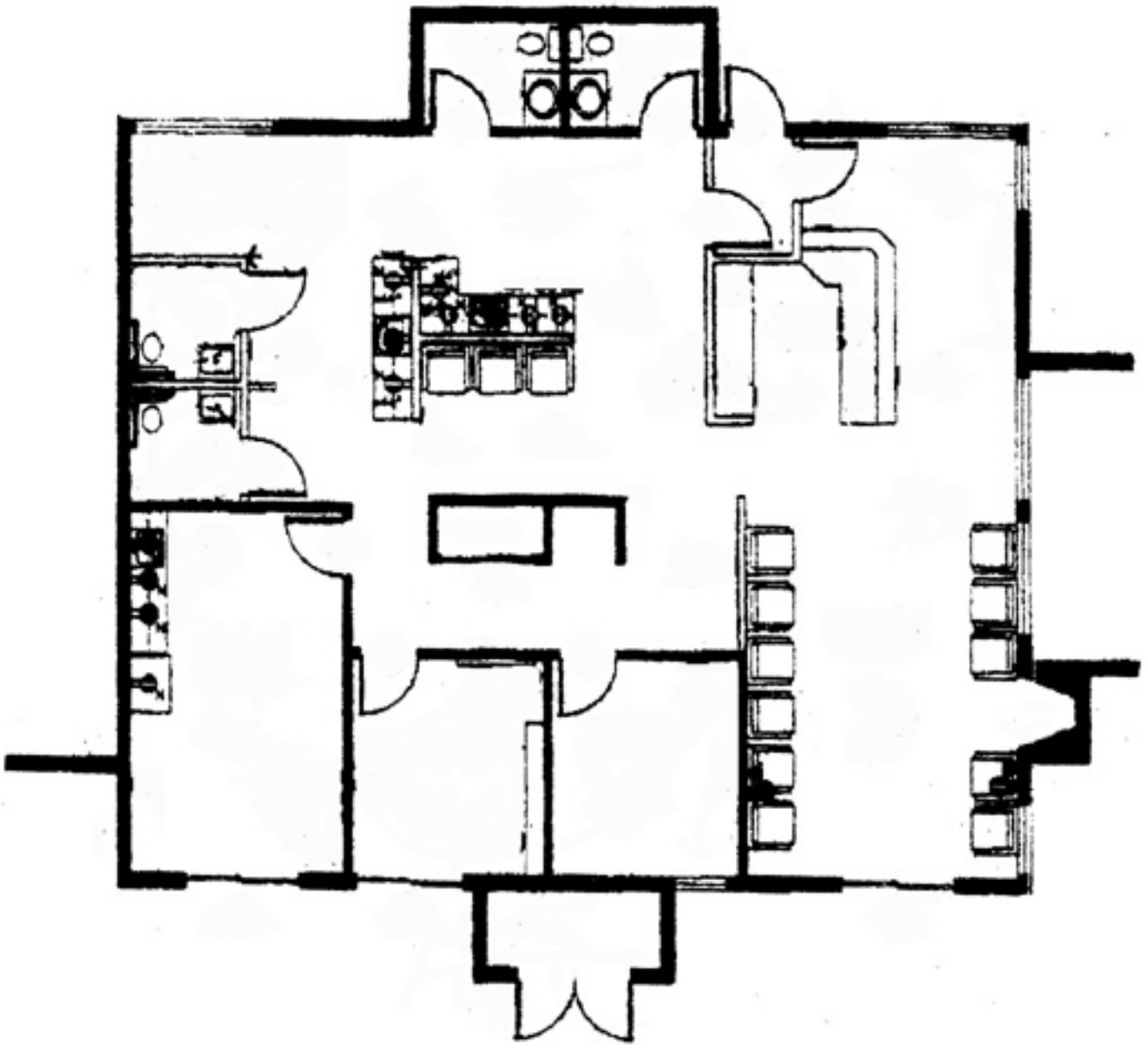


THE INFORMATION CONTAINED HEREIN, WHILE NOT GUARANTEED, IS FROM SOURCES WE BELIEVE RELIABLE. PRICE, TERMS AND INFORMATION ARE SUBJECT TO CHANGE. SHELDON-GOLD REALTY INC. AND ITS BROKER ASSOCIATES, ARE OR WILL BE ACTING AS AGENTS OF THE SELLER/LESSOR WITH THE DUTY TO REPRESENT THE INTERESTS OF THE SELLER/LESSOR. SHELDON-GOLD REALTY INC. WILL NOT ACT AS YOUR AGENT UNLESS AN AGENCY AGREEMENT IS SIGNED AND IN EFFECT.



Creekside at DTC
8000 E. Prentice, Unit D5
GreenwoodVillage CO 80111

1,949/SF



OFFICE CONDO OWNERSHIP ANALYSIS
 Price \$ 299,000.00

FOR: 8000 E. Prentice

Total Square Footage
 1,949

90% Financing	Mortgage Data
	1st Mortgage
Amount	\$ 269,100.00
Interest Rate	5.50%
Term	25
Payments/Year	12
Periodic Payment	\$ 1,652.51
Annual Debt Service	\$ 19,830.11
Comments	

Annual Cost			
P&I	\$	19,830.11	
Association Dues	\$	5,847.00	\$3.00 (sf/year Estimate)
Taxes	\$	8,648.99	\$4.44 (sf/year Estimate)
Condo Insurance	\$	389.80	\$0.20 (sf/year Estimate)
Utilities	\$	2,436.25	\$1.25 (sf/year Estimate)
Misc Maintenance	\$	487.25	\$0.25 (sf/year Estimate)
Janitorial	\$	1,461.75	\$0.75 (sf/year Estimate)
Total Cash Outflow	\$	39,101.15	
Less equity build up	\$	5,158.36	(First year only-number increases in subsequent years)
TOTAL COST			
BEFORE TAXES	\$	33,942.79	
LESS TAX SAVINGS			
Depreciation	\$	2,683.33	(Assumes 39 year depreciation at 35% tax bracket)
Interest Deduction	\$	5,135.11	(First year only. Assumes 35% individual tax bracket)
NET COST TO OWN	\$	26,124.35	Annually
	\$	2,177.03	Monthly
	\$	13.40	Per Square Foot Per Year

Disclosure: Sheldon-Gold Realty Inc is not licensed to give legal or tax advice.
 Assumptions here are for illustration purposes only and may not reflect
 your individual tax consequences.
 Please consult with your legal or tax advisors before purchasing.