

OFFICE CONDOMINIUM FOR SALE

12354 E. Caley Ave., Unit 2-A(201)
Centennial CO 80111



FEATURES:

- Corner Unit
- Common conference room
- Elevator
- Furniture available

Sale Price: \$159,900 (\$146.56/SSF)

Size: 1,091/SSF - 873/USF

County: Arapahoe

Year Built: 2005

Assoc. Dues: \$303.05 per month

Taxes: \$4,292.85 2019 due 2020

Zoning: MU PUD



COMMERCIAL OFFICE CONDOMINIUM



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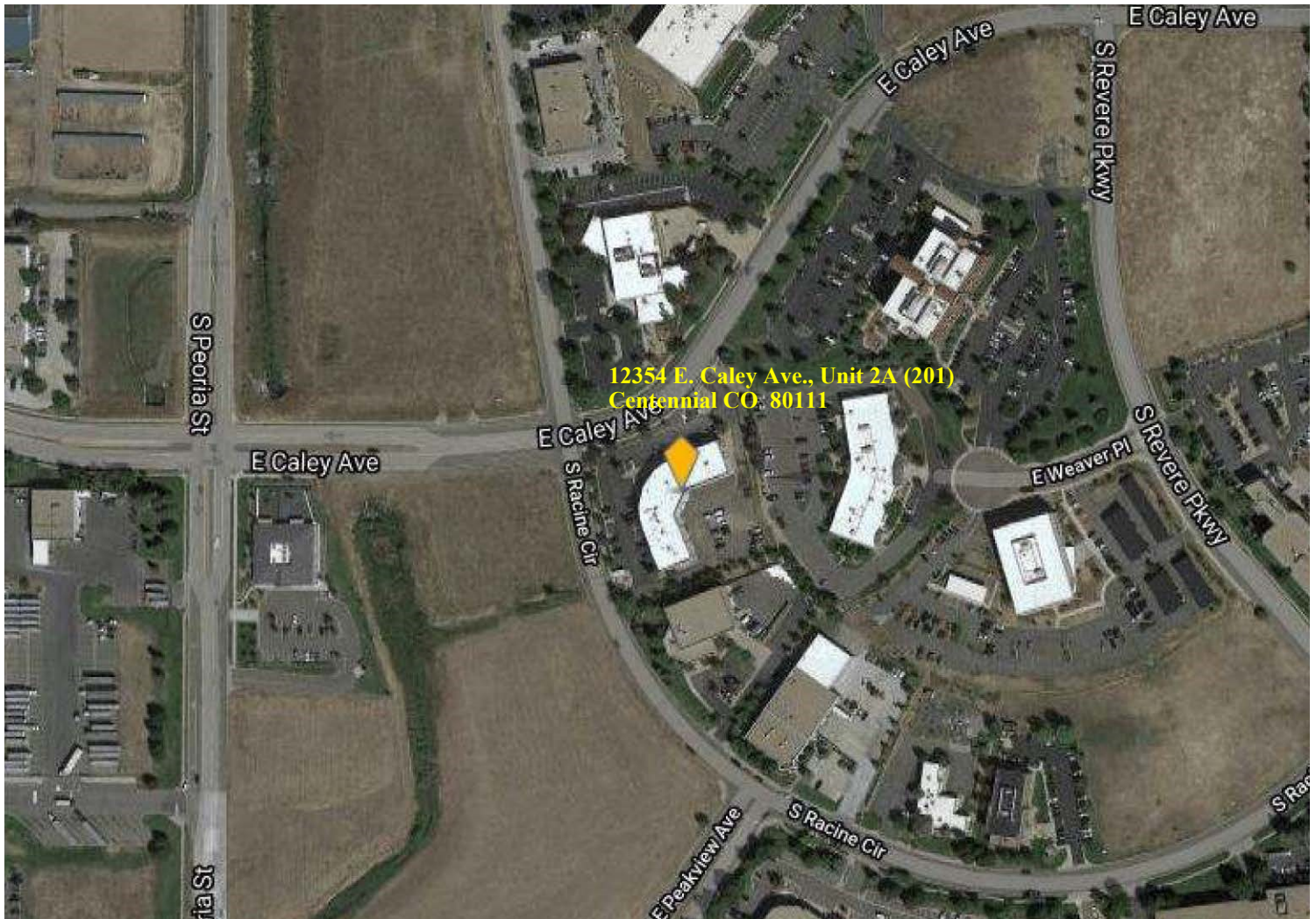
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**OFFICE CONDOMINIUM
FOR SALE**
12354 E. Caley Ave., Unit 2A (201)
Centennial CO 80111



OFFICE OWNERSHIP ANALYSIS

Price \$ 159,900.00

FOR: 12354 E. Caley Ave., Unit 2A
Centennial CO 80111

Total Square Footage
1,091

90% Financing	Mortgage Data
	1st Mortgage
Amount	\$ 143,910.00
Interest Rate	4.00%
Term	25
Payments/Year	12
Periodic Payment	\$ 759.61
Annual Debt Service	\$ 9,115.32
Comments	

Calculation of Improvements Value
 Current Total County Appraised Value \$150,156
 Current County Improvement Appraised Value \$108,746
 Ratio of Improvement Value 0.724220144

Annual Cost			
P&I	\$ 9,115.32		
Association Dues	\$ 3,636.60	\$3.33 (sf/year Estimate)	
Taxes	\$ 4,292.85	\$3.93 (sf/year Estimate)	
Insurance	\$ 545.50	\$0.50 (sf/year Estimate)	
Utilities	\$ 1,869.24	\$1.71 (sf/year Estimate)	
Misc Maintenance	\$ 272.75	\$0.25 (sf/year Estimate)	
Janitorial	\$ 1,091.00	\$1.00 (sf/year Estimate)	
		\$10.73 (sf/year Estimate)	
Total Cash Outflow	\$ 20,823.26		
Less equity build up	\$ 3,421.19	(First year only-number increases in subsequent years)	
TOTAL COST BEFORE TAXES	\$ 17,402.07		
LESS TAX SAVINGS			
Depreciation	\$ 1,039.26	(Assumes 39 year depreciation on improvements value at 35% tax bracket, State & Federal)	
Interest Deduction	\$ 1,992.95	(First year only. Assumes 35% individual tax bracket, State & Federal)	
NET COST TO OWN	\$ 14,369.87	Annually	
	\$ 1,197.49	Monthly	
	\$ 13.17	Per Square Foot Per Year	

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