

COMMERCIAL OFFICE BUILDING

OFFICE BUILDING FOR SALE

888 W Ithaca Ave., Englewood CO 80110



FEATURES

- Owner user opportunity with easy ability to lease out space to other tenants
- Social distance in this single story office building!
- Single or multitenant capable
- Multiple direct outside entrances
- Street monument signage

Price: \$1,399,000 (\$165.60/GSF)

Size: 8,448 Gross Square Feet

Site Size: 17,625 Square Feet

County: Arapahoe

Zoning: I-1

Year Built: 1981

Taxes: \$14,301.99 2019 due 2020

Parking: 22 spaces

Roof: New EPDM August 2015

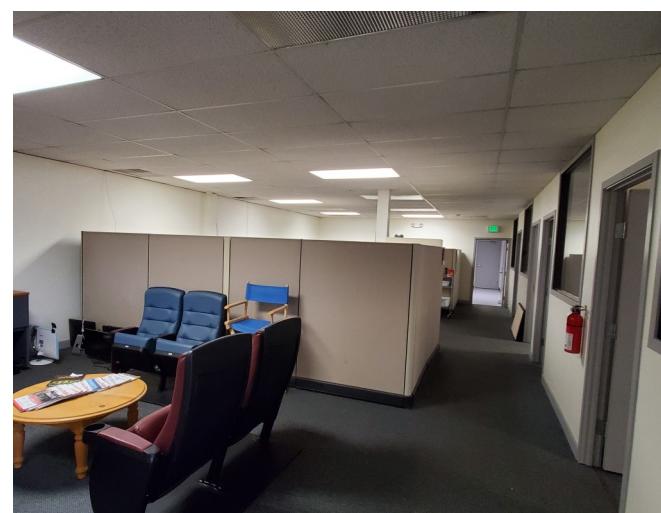
HVAC: 3 roof top units August 2015

Electronic Door

Locks: Three main doors August 2013

Video

Surveillance: 4 exterior cameras with digital recording November 2013



SHELDON • GOLD REALTY INC.
commercial real estate services

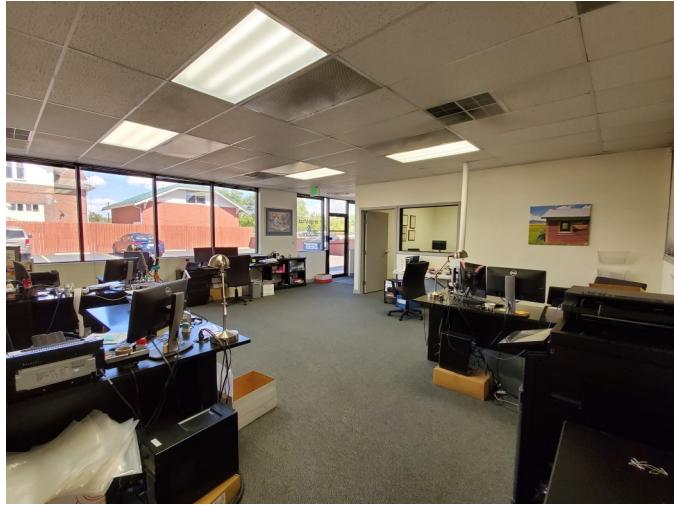
Eric J. Gold, President

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OFFICE/WAREHOUSE BUILDING FOR SALE
888 W Ithaca Ave.
Englewood CO 80110



OFFICE OWNERSHIP ANALYSIS
Price \$ 1,399,000.00

FOR: 888 W. Ithaca Ave.
Englewood CO 80110

Total Square Footage
8,448

90% Financing		Mortgage Data	
		1st Mortgage	
Amount	\$ 1,259,100.00		
Interest Rate	4.00%		
Term	25		
Payments/Year	12		
Periodic Payment	\$ 6,645.99		
Annual Debt Service	\$ 79,751.92		
Comments			

Calculation of Improvements Value		
Current Total County Appraised Value	\$675,840	
Current County Improvement Appraised Value	\$446,715	
Ratio of Improvement Value	0.66097745	

Annual Cost

P&I	\$ 79,751.92	
Insurance	\$ 1,770.80	\$0.21 (sf/year Estimate)
Taxes	\$ 14,301.99	\$1.69 (sf/year Estimate)
Trash Removal	\$ 1,178.21	\$0.14 (sf/year Estimate)
Utilities	\$ 9,512.55	\$1.13 (sf/year Estimate)
Janitorial	\$ 3,813.22	\$0.45 (sf/year Estimate)
Repairs & Maint.	\$ 10,300.54	\$1.22 (sf/year Estimate)
Snow Removal	\$ 2,192.00	\$0.26 (sf/year Estimate)
Miscellaneous	\$ 114.46	\$0.01 (sf/year Estimate)
		\$5.11 (sf/year Estimate)

Total Cash Outflow \$ 122,935.69

Less equity build up \$ 29,932.73 (First year only-number increases in subsequent years)

TOTAL COST

BEFORE TAXES \$ 93,002.96

LESS TAX SAVINGS

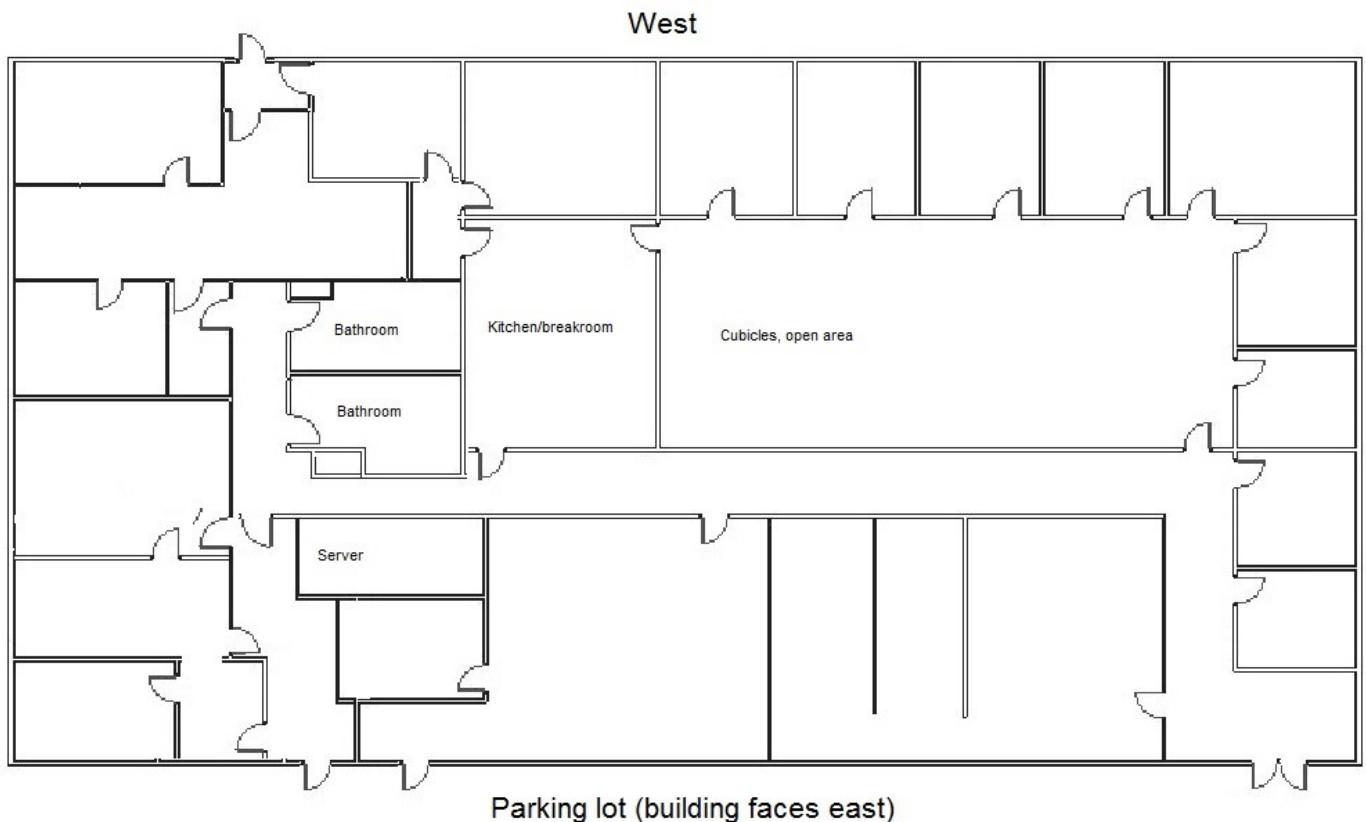
Depreciation	\$ 8,298.66	(Assumes 39 year depreciation on improvements value at 35% tax bracket, State & Federal)
Interest Deduction	\$ 17,436.72	(First year only. Assumes 35% individual tax bracket, State & Federal)

NET COST TO OWN \$ 67,267.59 Annually
\$ 5,605.63 Monthly
\$ 7.96 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.

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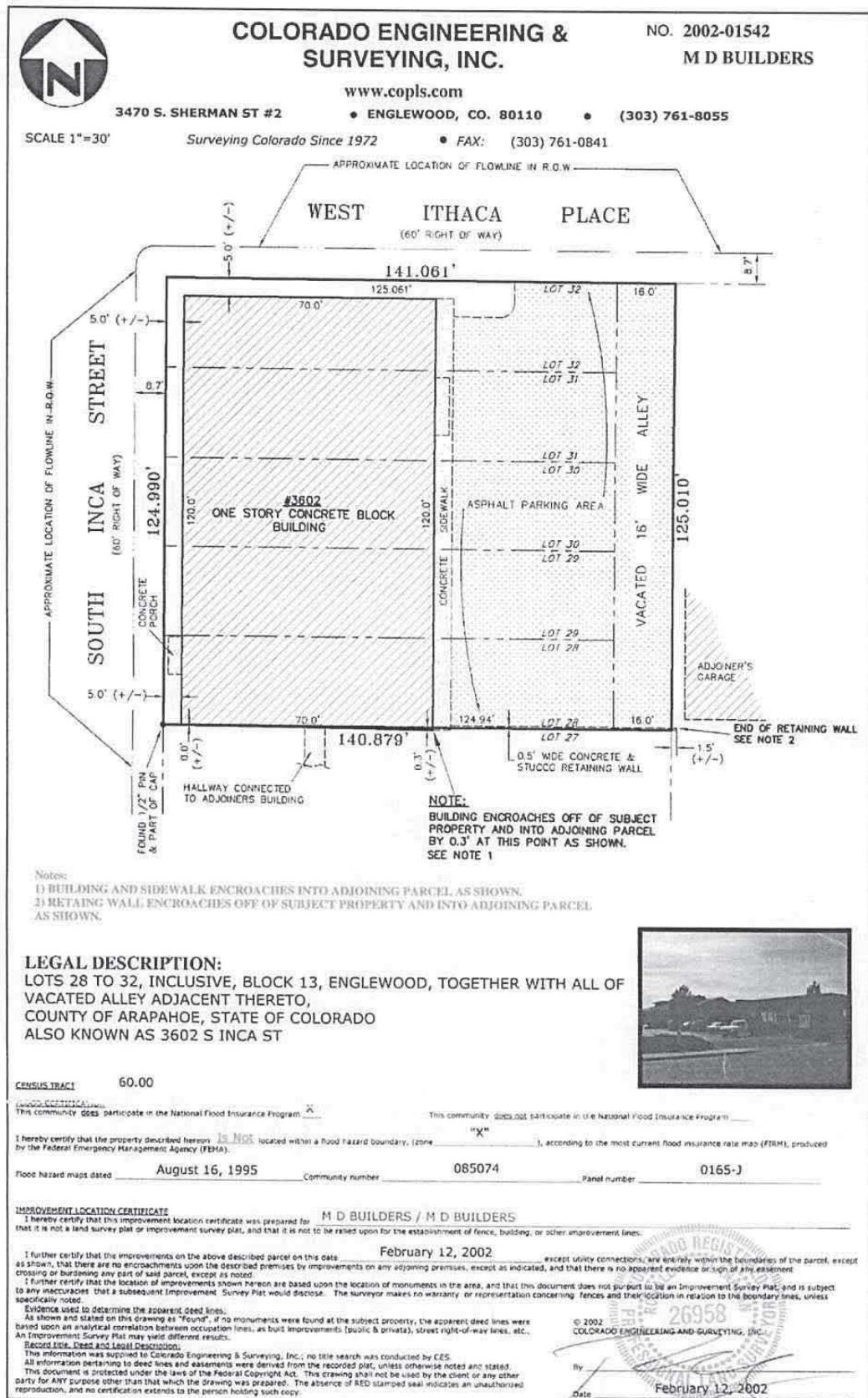
EXISTING FLOOR PLAN



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CERTIFICATE OF SURVEY

87-1076B

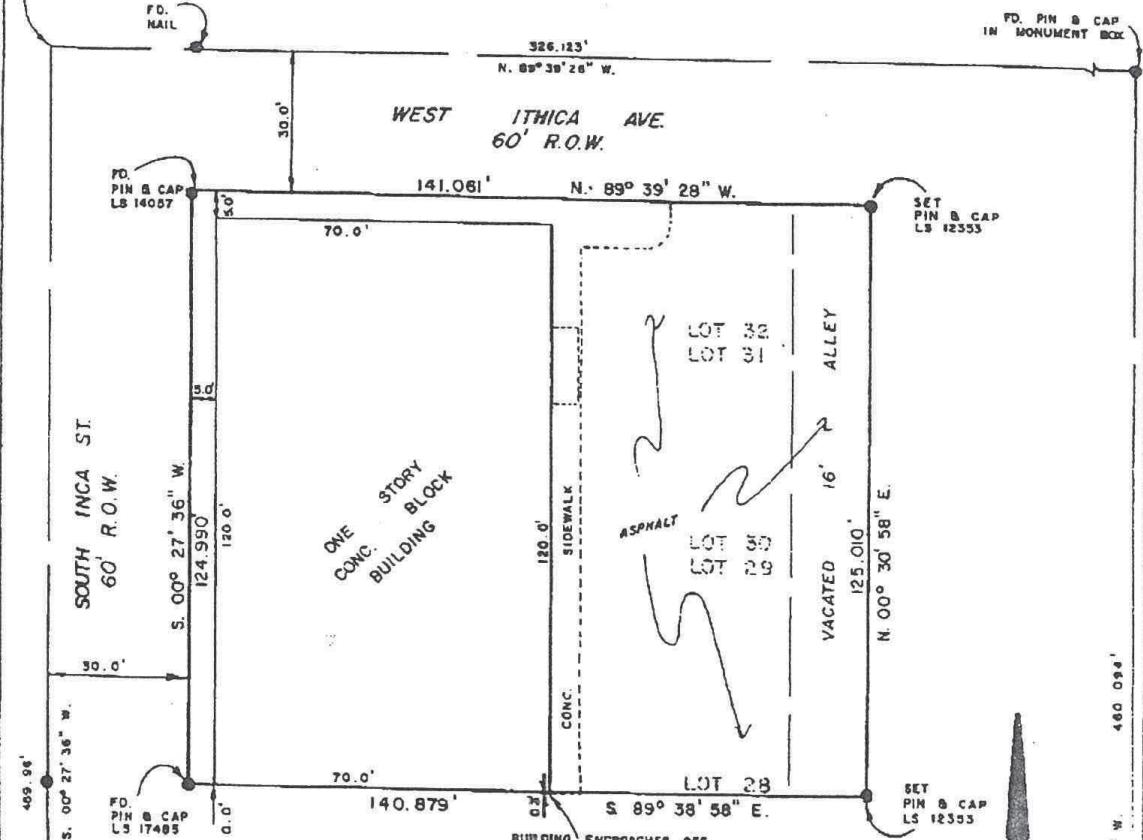
COLORADO ENGINEERING and
SURVEYING INC.

3470 So. Sherman St. Suite 2
Englewood Colorado, 80110 761-8055

POINT HAS
BEEN DESTROYED

FD.
MAD

FD. PIN B CAP
IN MONUMENT BOX



PART OF BLOCK 13
ENGLEWOOD,
COUNTY OF ARAPAHOE
STATE OF COLORADO

NOTES:

- 1) BASIS OF BEARINGS
FROM CITY ENGLEWOOD
- 2) ALL DISTANCES ARE
ACTUAL MEASUREMENTS

LEGAL DESCRIPTION:

Lots 28-32 inclusive, Block 13, ENGLEWOOD, Together with all of the vacated Alley adjacent thereto, County of Colorado.

Containing 17,618 square feet or 0.4044 acres.
CERTIFICATION:

CERTIFICATION:

1. Richard W Flanagan A Registered Land Surveyor in the State of Colorado, do hereby certify that a field survey of the above site was made under my supervision on the 14th day of April, 1987, and that the accompanying plat accurately and properly shows said site and the survey thereof, and all Roadways and Plat information of record or known to me. CERTIFICATE OF SURVEY

CERTIFICATE OF SURVEY
EXHIBIT E