

OFFICE BUILDING FOR SALE

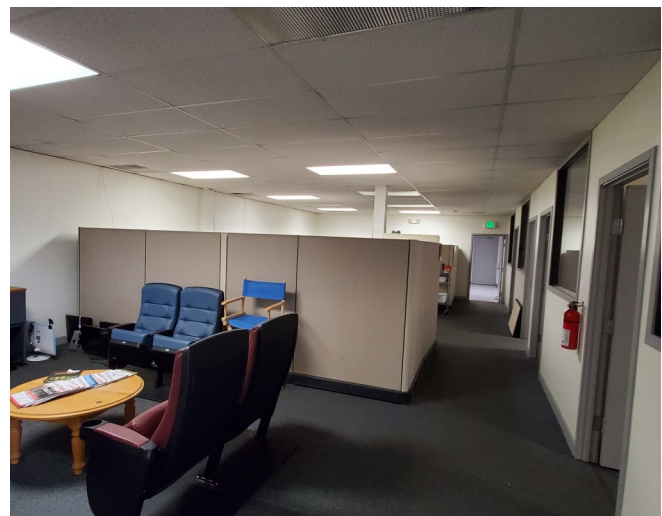
888 W Ithaca Ave., Englewood CO 80110



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



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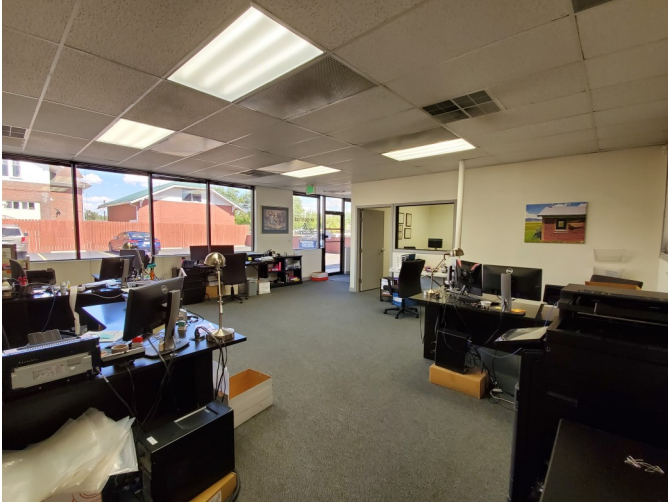
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COMMERCIAL OFFICE BUILDING



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 80110Total 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

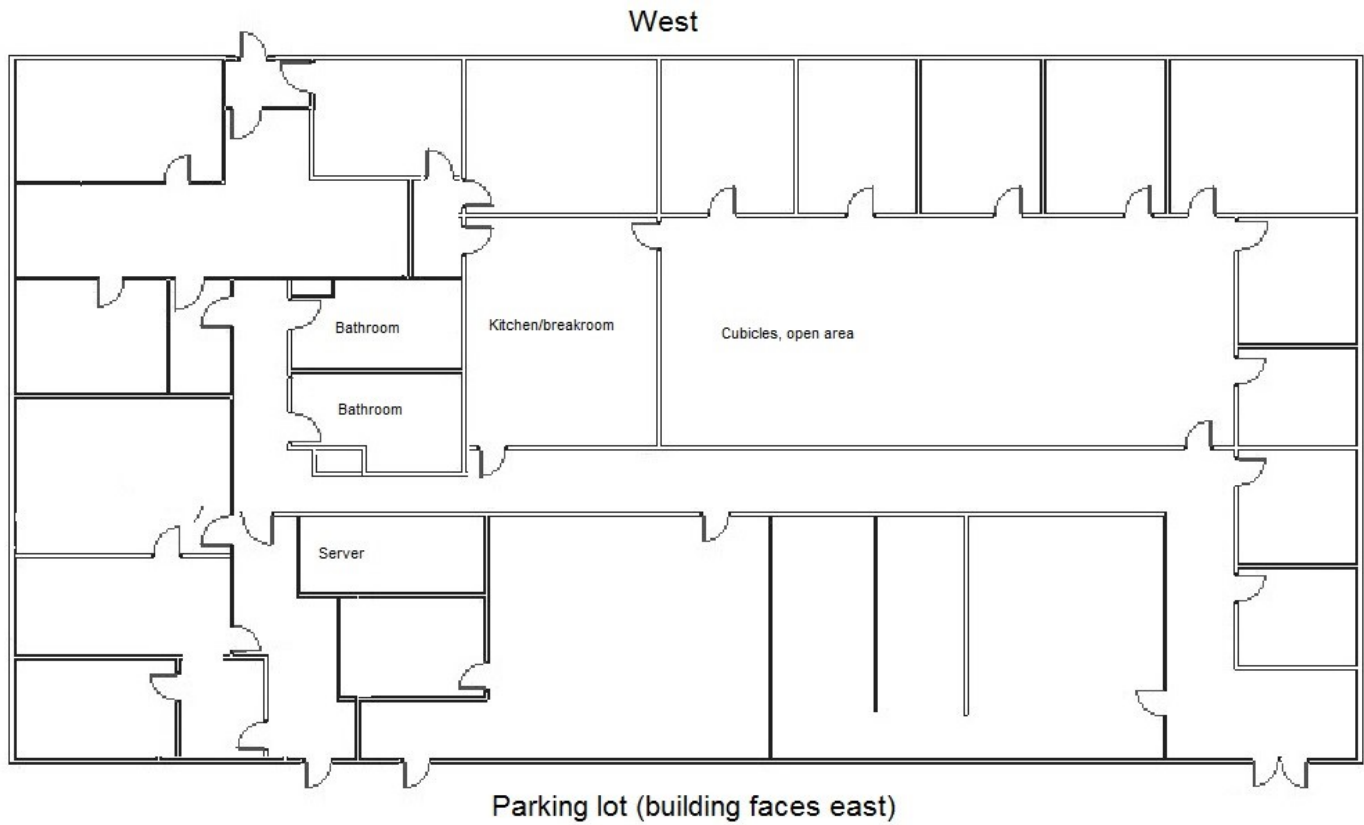
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 your individual tax consequences.
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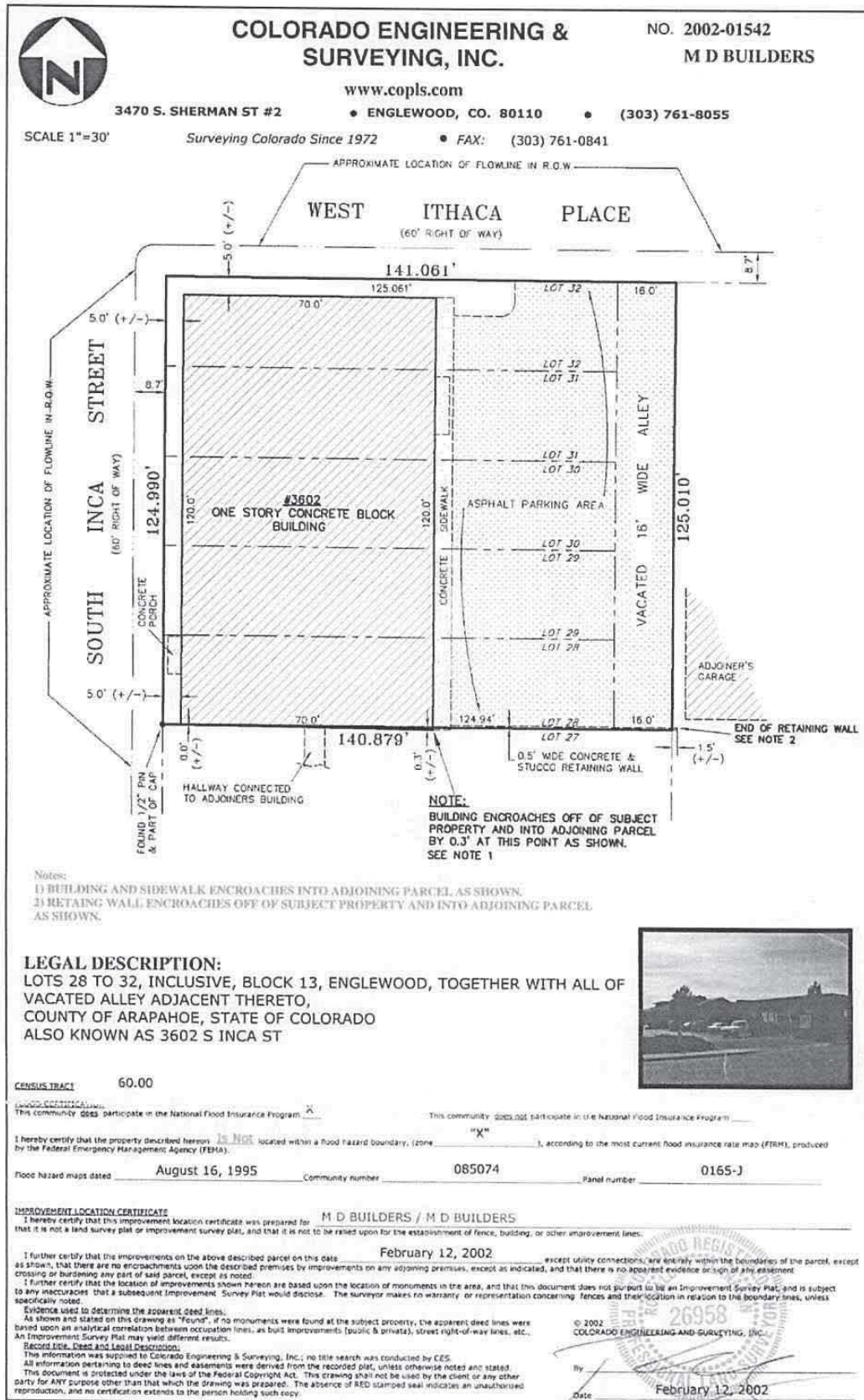
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EXISTING FLOOR PLAN



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