

FRASER BUSINESS PARK OFFICE CONDOMINIUM FOR SALE

2230 S. Fraser St., Unit 3, Aurora CO 80014



FEATURES

- Private restrooms
- Separately controlled HVAC
- Private outside entrance
- Excellent location near the intersection of S. Chambers Rd. and E Iliff Ave.
- Within minutes of I-225 and Light Rail

Sale Price: \$281,200 (\$185/SSF)
Size: 1,520 Saleable Square Feet
County: Arapahoe
Year Built: 2007
Assoc. Dues: \$350/Month
Taxes: \$8,217.02 2019 due 2020
Parking: 5.4/1000



SHELDON • GOLD REALTY INC.
commercial real estate services

Eric J. Gold, President

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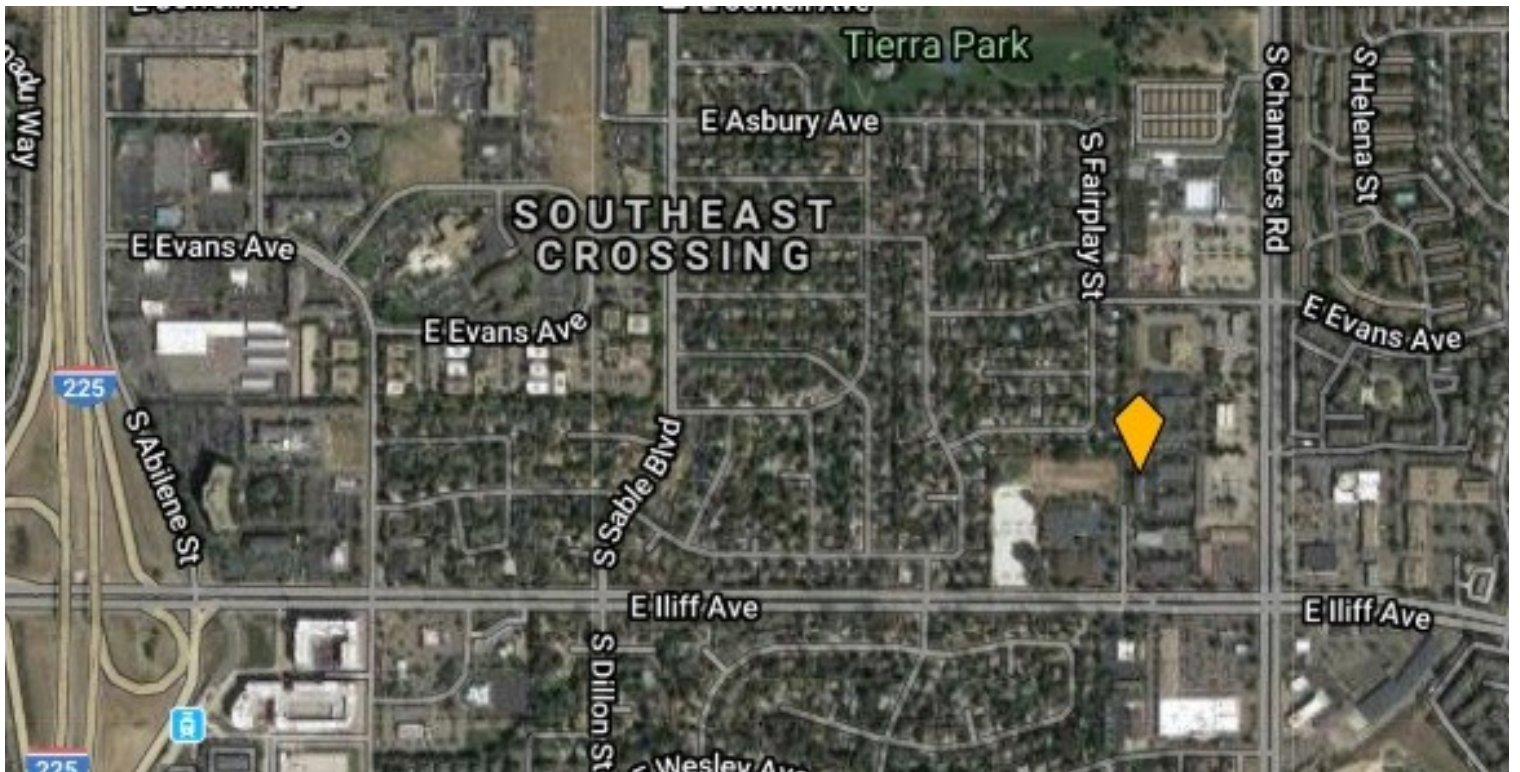
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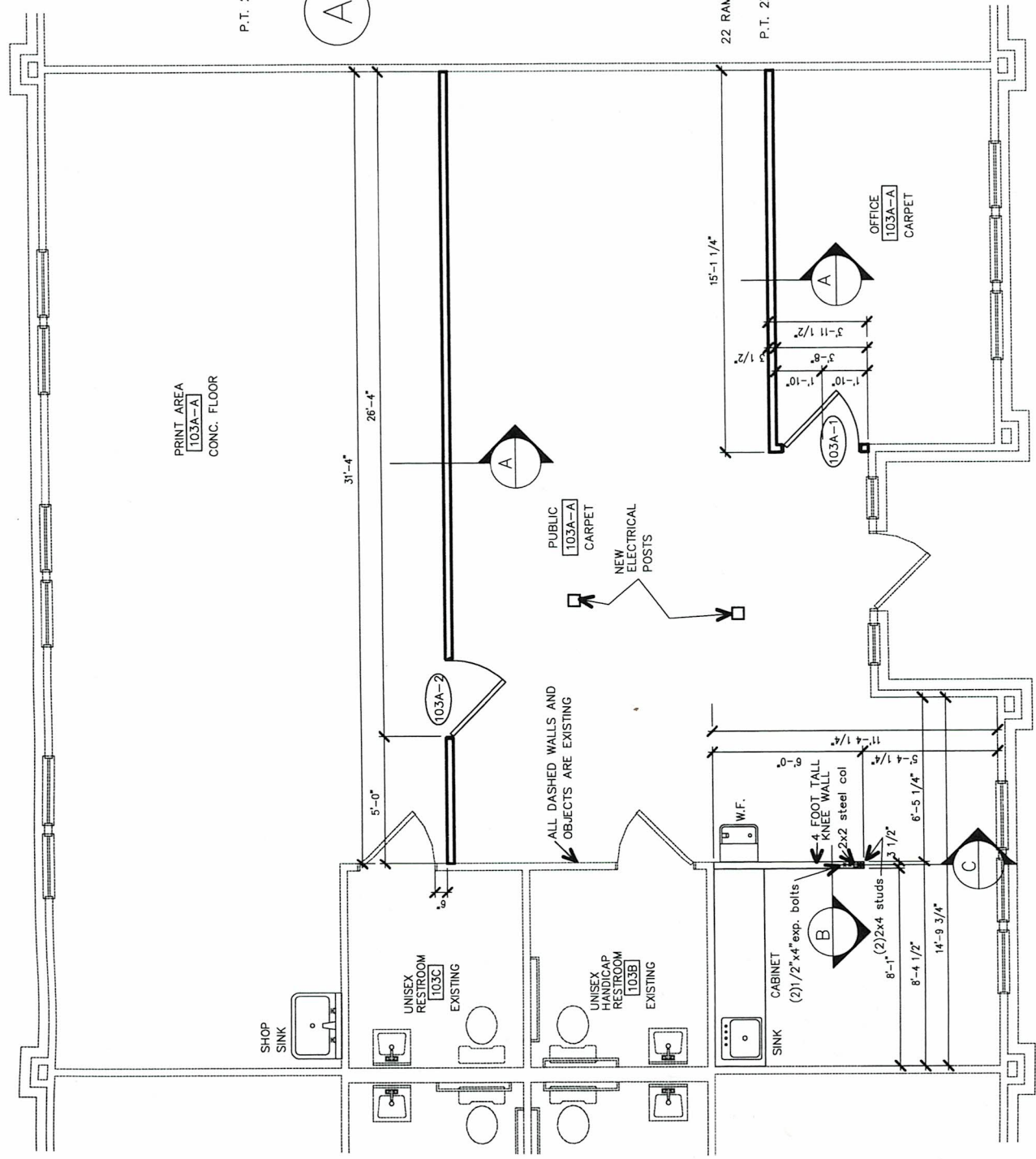
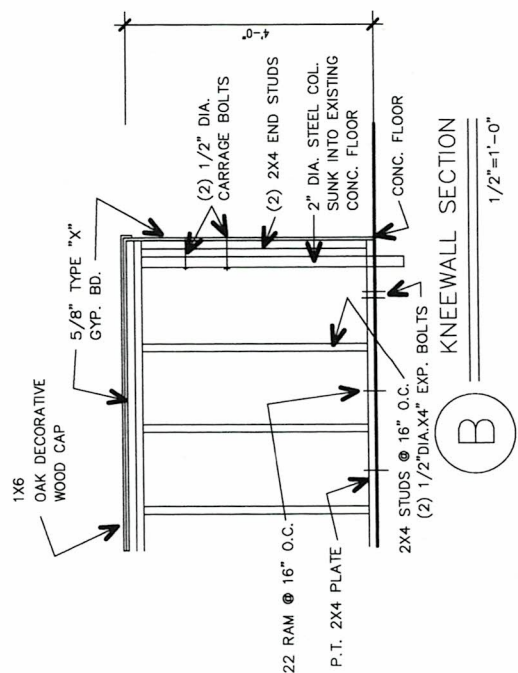
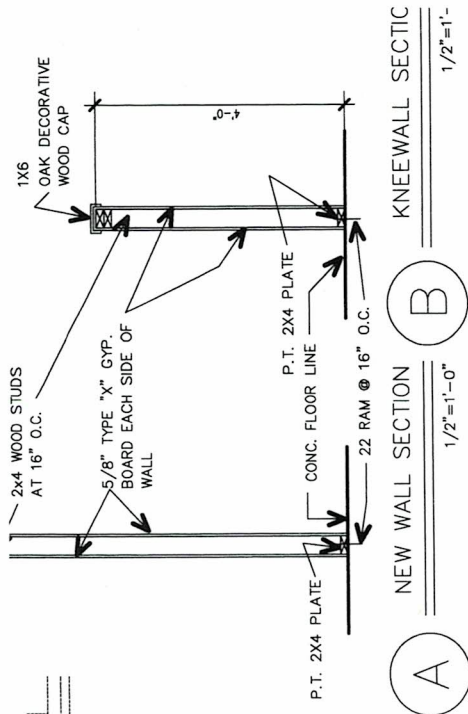
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COMMERCIAL OFFICE CONDOMINIUM



**FRASER BUSINESS PARK
OFFICE CONDOMINIUM FOR SALE
2230 S. Fraser St., Unit 3, Aurora CO 80014**





CODE ANALYSIS:
 ZONING: B-1
 BUILDING CODES:
 2006 I.R.C.
 ANSI-A117.1 1998
 AURORA ADMMENDMENTS

OFFICE OWNERSHIP ANALYSIS
 Price \$ 281,200.00

FOR: 2230 S. Fraser St., Unit 3
 Aurora CO

Total Square Footage
 1,520

90% Financing	Mortgage Data
	1st Mortgage
Amount	\$ 253,080.00
Interest Rate	4.25%
Term	25
Payments/Year	12
Periodic Payment	\$ 1,371.03
Annual Debt Service	\$ 16,452.37
Comments	

Calculation of Improvements Value
 Current Total County Appraised Value \$273,600
 Current County Improvement Appraised Value \$235,440
 Ratio of Improvement Value 0.860526316

Annual Cost			
P&I	\$	16,452.37	
Association Dues	\$	4,200.00	\$2.76 (sf/year Estimate)
Taxes	\$	8,217.02	\$5.41 (sf/year Estimate)
Condo Insurance	\$	760.00	\$0.50 (sf/year Estimate)
Utilities	\$	1,900.00	\$1.25 (sf/year Estimate)
Misc Maintenance	\$	380.00	\$0.25 (sf/year Estimate)
Janitorial	\$	1,520.00	\$1.00 (sf/year Estimate)
			\$11.17 (sf/year Estimate)
Total Cash Outflow	\$	33,429.39	
Less equity build up	\$	5,808.75	(First year only-number increases in subsequent years)
TOTAL COST BEFORE TAXES	\$	27,620.64	
LESS TAX SAVINGS			
Depreciation	\$	2,171.62	(Assumes 39 year depreciation on improvements value at 35% tax bracket, State & Federal)
Interest Deduction	\$	3,725.27	(First year only. Assumes 35% individual tax bracket, State & Federal)
NET COST TO OWN	\$	21,723.76	Annually
	\$	1,810.31	Monthly
	\$	14.29	Per Square Foot Per Year

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 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.