

DAYTON PLAZA CONDOMINIUMS

OFFICE CONDOMINIUM FOR SALE

6635 S. Dayton St., Unit 140, Greenwood Village CO 80111



FEATURES

- Recently renovated building
- Furniture available
- After hours entry system
- Double panel signage on S. Dayton Street
- Easy access to restaurants, shopping & light rail
- Full service association includes janitorial & Utilities

Sale Price: \$205,500 (\$127.17/SSF)
Size: 1,616 Saleable Square Feet
(1,293 Usable Square Feet)
County: Arapahoe
Year Built: 1974
Assoc. Dues: \$902.00/Month
Taxes: \$4,407.55 2019 due 2020
Parking: 2.16/1000



SHELDON • GOLD REALTY INC.
commercial real estate services

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COMMERCIAL OFFICE CONDOMINIUM



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OFFICE OWNERSHIP ANALYSIS

Price \$ 205,500.00

FOR: 6635 S. Dayton St., Unit 140
Greenwood Village

Total Square Footage
1,616

90% Financing	Mortgage Data
	1st Mortgage
Amount	\$ 184,950.00
Interest Rate	4.25%
Term	25
Payments/Year	12
Periodic Payment	\$ 1,001.94
Annual Debt Service	\$ 12,023.34
Comments	

Calculation of Improvements Value
 Current Total County Appraised Value \$187,485
 Current County Improvement Appraised Value \$156,690
 Ratio of Improvement Value 0.83574686

Annual Cost				
P&I	\$	12,023.34		
Association Dues	\$	10,824.00	\$6.70 (sf/year Estimate)	
Taxes	\$	4,407.55	\$2.73 (sf/year Estimate)	
Condo Insurance	\$	808.00	\$0.50 (sf/year Estimate)	
Utilities	\$	-	(sf/year Estimate)	Included in Association Dues
Misc Maintenance	\$	404.00	\$0.25 (sf/year Estimate)	
Janitorial	\$	-	(sf/year Estimate)	Included in Association Dues
			\$10.18 (sf/year Estimate)	
Total Cash Outflow	\$	28,466.89		
Less equity build up	\$	4,245.02	(First year only-number increases in subsequent years)	
TOTAL COST BEFORE TAXES	\$	24,221.87		
LESS TAX SAVINGS				
Depreciation	\$	1,541.31	(Assumes 39 year depreciation on improvements value at 35% tax bracket, State & Federal)	
Interest Deduction	\$	2,722.41	(First year only. Assumes 35% individual tax bracket, State & Federal)	
NET COST TO OWN	\$	19,958.15	Annually	
	\$	1,663.18	Monthly	
	\$	12.35	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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Not to scale

