DAYTON PLAZA CONDOMINIUMS OFFICE CONDOMINIUM FOR SALE

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

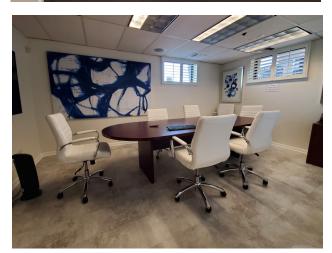


FEATURES

- 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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OFFICE OWNERSHIP ANALYSIS Price \$ 205,500.00

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

Total Square Footage 1,616

90% Financing	Mortg	age Data	Calculation of Improvements Value			
	1	st Mortgage	Current Total County Appraised Value \$187,485			\$187,485 \$156,600
Amount	\$	184,950.00	4	Ratio of Improvemen		\$156,690 0.83574686
Interest Rate	•	4.25%	1			
Term		25]			
Payments/Year		12]			
Periodic Payment	\$	1,001.94	1			
Annual Debt Service	\$	12,023.34	1			
Comments			1			
			_			
Annual Cost						
P&I	\$	12,023.34				
Association Dues	\$	10,824.00		(sf/year Estimate)		
Taxes	\$	4,407.55		(sf/year Estimate)		
Condo Insurance	\$	808.00	\$0.50	(sf/year Estimate)		
Utilities	\$	-	¢0.05	(sf/year Estimate)	Included in Association Du	es
Misc Maintenance	\$	404.00	\$0.25	(sf/year Estimate)	Included in Acception Du	
Janitorial	\$	-	\$10.18	(sf/year Estimate) (sf/year Estimate)	Included in Association Du	es
Total Cash Outflow	\$	28,466.89				
Less equity build up	\$	4,245.02	(First year	only-number increase	es in subsequent years)	
TOTAL COST						
BEFORE TAXES	\$	24,221.87				
LESS TAX SAVINGS						
Depreciation	\$		(Assumes 39 year depreciation on improvements value at 35% tax bracket, State & Federal)			
Interest Deduction	\$	2,722.41	(First year o	only. Assumes 35% i	individual tax bracket, State &	Federal)
	¢	40.050.45	A			
NET COST TO OWN	\$	19,958.15				
	\$ \$	1,663.18		e Foot Per Year		
	Φ	12.55	Per Square	FOOLFELTEAL		
Disclosure:				sed to give legal or ta		
	Assumptions here are for illustration purposes only and may not reflect					
	your individual tax consequences.					
	Please	Please consult with your legal or tax advisors before purchasing.				

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Not to scale

