

GREENWOOD EXECUTIVE PARK OFFICE TOWNHOME FOR SALE

6416 S. Quebec St., Centennial CO 80111



FEATURES

- Located in the popular Greenwood Executive Park
- Highly desirable 2 level unit
- 2 private restrooms
- Private shower
- Sliding glass doors onto walk out balconies

Sale Price: \$350,000 (\$188.07/SSF)

Size: 1,861 Usable Square Feet

County: Arapahoe

Year Built: 1981

Assoc. Dues: \$255.54/Month

Taxes: \$4,804.77 2019 due 2020

Parking: 4/1,000



COMMERCIAL OFFICE CONDOMINIUM



SHELDON • GOLD REALTY INC.
commercial real estate services

Eric J. Gold, President

Office: 303.741.2500

Cell: 303.564.8500

9025 East Kenyon Avenue, Suite 100 Denver, CO 80237

egold@sg-realty.com www.sg-realty.com



THE INFORMATION CONTAINED HEREIN, WHILE NOT GUARANTEED, IS FROM SOURCES WE BELIEVE RELIABLE. PRICE, TERMS AND INFORMATION ARE SUBJECT TO CHANGE. SHELDON-GOLD REALTY INC. AND ITS BROKER ASSOCIATES, ARE OR WILL BE ACTING AS AGENTS OF THE SELLER/LESSOR WITH THE DUTY TO REPRESENT THE INTERESTS OF THE SELLER/LESSOR. SHELDON-GOLD REALTY INC. WILL NOT ACT AS YOUR AGENT UNLESS AN AGENCY AGREEMENT IS SIGNED AND IN EFFECT.

**GREENWOOD EXECUTIVE PARK
OFFICE TOWNHOME FOR SALE
6416 S. Quebec St., Centennial CO 80111**



OFFICE OWNERSHIP ANALYSIS
 Price \$ 350,000.00

FOR: 6416 S. Quebec
 Centennial CO

Total Square Footage
 1,861

90% Financing Mortgage Data	
1st Mortgage	
Amount	\$ 315,000.00
Interest Rate	4.00%
Term	25
Payments/Year	12
Periodic Payment	\$ 1,662.69
Annual Debt Service	\$ 19,952.23
Comments	

Calculation of Improvements Value
 Current Total County Appraised Value \$176,730
 Current County Improvement Appraised Value \$151,370
 Ratio of Improvement Value 0.856504272

Annual Cost			
P&I	\$	19,952.23	
Association Dues	\$	3,066.48	\$1.65 (sf/year Estimate)
Taxes	\$	4,804.77	\$2.58 (sf/year Estimate)
Condo Insurance	\$	372.20	\$0.20 (sf/year Estimate)
Utilities	\$	2,326.25	\$1.25 (sf/year Estimate)
Misc Maintenance	\$	465.25	\$0.25 (sf/year Estimate)
Janitorial	\$	1,861.00	\$1.00 (sf/year Estimate)
			\$6.93 (sf/year Estimate)
Total Cash Outflow	\$	32,848.18	
Less equity build up	\$	7,488.53	(First year only-number increases in subsequent years)
TOTAL COST BEFORE TAXES	\$	25,359.65	
LESS TAX SAVINGS			
Depreciation	\$	2,690.30	(Assumes 39 year depreciation on improvements value at 35% tax bracket, State & Federal)
Interest Deduction	\$	4,362.30	(First year only. Assumes 35% individual tax bracket, State & Federal)
NET COST TO OWN	\$	18,307.05	Annually
	\$	1,525.59	Monthly
	\$	9.84	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.

**GREENWOOD EXECUTIVE PARK
OFFICE TOWNHOME FOR SALE
6416 S. Quebec St., Centennial CO 80111**

