### 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

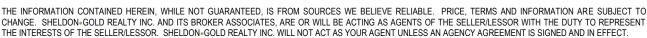






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OFFICE OWNERSHIP ANALYSIS

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

		\$6.93	(sf/year Estimate)
Janitorial	\$ 1,861.00	\$1.00	(sf/year Estimate)
Misc Maintenance	\$ 465.25	\$0.25	(sf/year Estimate)
Utilities	\$ 2,326.25	\$1.25	(sf/year Estimate)
Condo Insurance	\$ 372.20	\$0.20	(sf/year Estimate)
Taxes	\$ 4,804.77	\$2.58	(sf/year Estimate)
Association Dues	\$ 3,066.48	\$1.65	(sf/year Estimate)
P&I	\$ 19,952.23		
Annual Cost			

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.

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