

OFFICE TOWNHOME FOR SALE

Stonehenge Office Complex

12321 E. Cornell Ave., Aurora CO 80014



Size: 2,560/SSF
Sale Price: \$359,900 (\$140.59/SSF)
Zoning: B-1
Age: 1983
Parking: 1 covered parking space plus open surface parking
Taxes: \$5,098.14 2020 Due 2021
Association Dues: \$1,091.07 per quarter

- Private outside entrances
- Functional windows
- Control of HVAC
- Reception, 7 private offices, conference room, break room, two restrooms



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COMMERCIAL OFFICE TOWNHOME FOR SALE



OFFICE TOWNHOME FOR SALE

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OFFICE OWNERSHIP ANALYSIS
 Price \$ 359,900.00

FOR: 12321 E. Cornell Ave.
 Aurora CO

Total Square Footage
 2,560

90% Financing	Mortgage Data
	1st Mortgage
Amount	\$ 323,910.00
Interest Rate	4.00%
Term	25
Payments/Year	12
Periodic Payment	\$ 1,709.72
Annual Debt Service	\$ 20,516.60
Comments	

Calculation of Improvements Value
 Current Total County Appraised Value \$244,800
 Current County Improvement Appraised Value \$186,432
 Ratio of Improvement Value 0.761568627

Annual Cost			
P&I	\$ 20,516.60		
Association Dues	\$ 4,364.28	\$1.70 (sf/year Estimate)	
Taxes	\$ 5,098.14	\$1.99 (sf/year Estimate)	
Condo Insurance	\$ 512.00	\$0.20 (sf/year Estimate)	
Utilities	\$ 3,200.00	\$1.25 (sf/year Estimate)	
Misc Maintenance	\$ 640.00	\$0.25 (sf/year Estimate)	
Janitorial	\$ 2,560.00	\$1.00 (sf/year Estimate)	
		\$6.40 (sf/year Estimate)	
Total Cash Outflow	\$ 36,891.02		
Less equity build up	\$ 7,700.35	(First year only-number increases in subsequent years)	
TOTAL COST BEFORE TAXES	\$ 29,190.66		
LESS TAX SAVINGS			
Depreciation	\$ 2,459.77	(Assumes 39 year depreciation on improvements value at 35% tax bracket, State & Federal)	
Interest Deduction	\$ 4,485.69	(First year only. Assumes 35% individual tax bracket, State & Federal)	
NET COST TO OWN	\$ 22,245.21	Annually	
	\$ 1,853.77	Monthly	
	\$ 8.69	Per Square Foot Per Year	

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