

STONEHENGE AT THE DAM OFFICE CONDOMINIUMS FOR SALE

COMMERCIAL OFFICE CONDOMINIUM



12381 E. Cornell Ave.



12383 E. Cornell Ave.

Aurora CO 80014

FEATURES

- New windows stucco and roofs
- Private entrance and rest rooms
- Fireplace
- Vaulted ceilings
- Functional windows
- 12381 Cornell 2 Covered carport parking spaces
- 12383 Cornell 1 Covered carport parking space

ADDRESS	USABLE SQUARE FEET	PRICE
12381 E. Cornell	4,818	\$ 699,950 (\$145.28/USF)
12383 E. Cornell	2,502	\$ 399,950 (\$159.85/USF)

Year Built: 1983

Assoc. Dues: 12381 E. Cornell: \$2,281.32/Quarter
12383 E. Cornell: \$1,140.67/Quarter

Taxes: 12381 E. Cornell: \$11,440.22
2023 due 2024 12383 E. Cornell: \$ 6,181.79



12381 E. Cornell Ave.



12383 E. Cornell Ave.



SHELDON • GOLD REALTY INC.
commercial real estate services



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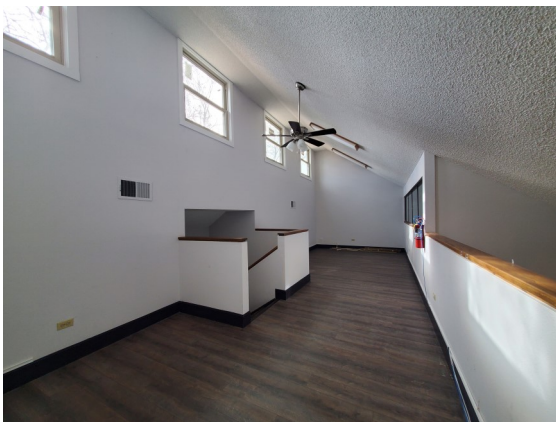
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12381 E. Cornell Ave.



12383 E. Cornell Ave.



OFFICE OWNERSHIP ANALYSIS

Price \$ 699,950.00

FOR: 12381 E. Cornell Ave.
Aurora COTotal Square Footage
4,818

80% Financing	Mortgage Data
	1st Mortgage
Amount	\$ 559,960.00
Interest Rate	6.50%
Term	25
Payments/Year	12
Periodic Payment	\$ 3,780.89
Annual Debt Service	\$ 45,370.68
Comments	

Calculation of Improvements Value

Current Total County Appraised Value \$674,520
 Current County Improvement Appraised Value \$654,040
 Ratio of Improvement Value 0.969637668

Annual Cost

P&I	\$	45,370.68	
Association Dues	\$	9,125.28	\$1.89 (sf/year Estimate)
Taxes	\$	12,440.22	\$2.58 (sf/year Estimate)
Condo Insurance	\$	2,409.00	\$0.50 (sf/year Estimate)
Utilities	\$	9,636.00	\$2.00 (sf/year Estimate)
Misc Maintenance	\$	1,204.50	\$0.25 (sf/year Estimate)
Janitorial	\$	5,781.60	\$1.20 (sf/year Estimate)
			\$8.43 (sf/year Estimate)

Total Cash Outflow \$ 85,967.28

Less equity build up \$ 9,245.50 (First year only-number increases in subsequent years)

TOTAL COST

BEFORE TAXES \$ 76,721.78

LESS TAX SAVINGS

Depreciation	\$	6,090.88	(Assumes 39 year depreciation on improvements value at 35% tax bracket, State & Federal)
Interest Deduction	\$	12,643.81	(First year only. Assumes 35% individual tax bracket, State & Federal)

NET COST TO OWN	\$	57,987.09	Annually
	\$	4,832.26	Monthly
	\$	12.04	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.

OFFICE OWNERSHIP ANALYSIS

Price \$ 399,950.00

FOR: 12383 E. Cornell Ave.
Aurora COTotal Square Footage
2,502

80% Financing	Mortgage Data
	1st Mortgage
Amount	\$ 319,960.00
Interest Rate	6.50%
Term	25
Payments/Year	12
Periodic Payment	\$ 2,160.39
Annual Debt Service	\$ 25,924.71
Comments	

Calculation of Improvements Value

Current Total County Appraised Value \$350,280
 Current County Improvement Appraised Value \$329,800
 Ratio of Improvement Value 0.941532488

Annual Cost

P&I	\$	25,924.71	
Association Dues	\$	4,562.88	\$1.82 (sf/year Estimate)
Taxes	\$	6,181.79	\$2.47 (sf/year Estimate)
Condo Insurance	\$	1,251.00	\$0.50 (sf/year Estimate)
Utilities	\$	5,004.00	\$2.00 (sf/year Estimate)
Misc Maintenance	\$	625.50	\$0.25 (sf/year Estimate)
Janitorial	\$	3,002.40	\$1.20 (sf/year Estimate)
			\$8.24 (sf/year Estimate)

Total Cash Outflow \$ 46,552.28

Less equity build up \$ 5,282.86 (First year only-number increases in subsequent years)

TOTAL COST

BEFORE TAXES \$ 41,269.43

LESS TAX SAVINGS

Depreciation \$ 3,379.44 (Assumes 39 year depreciation on improvements value at 35% tax bracket, State & Federal)
 Interest Deduction \$ 7,224.65 (First year only. Assumes 35% individual tax bracket, State & Federal)

NET COST TO OWN \$ 30,665.34 Annually
 \$ 2,555.44 Monthly
 \$ 12.26 Per Square Foot Per Year

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OFFICE OWNERSHIP ANALYSIS

Price \$ 1,099,900.00

FOR: 12381 and 12383 E. Cornell Ave.
Aurora COTotal Square Footage
7,320

80% Financing	Mortgage Data
	1st Mortgage
Amount	\$ 879,920.00
Interest Rate	6.50%
Term	25
Payments/Year	12
Periodic Payment	\$ 5,941.28
Annual Debt Service	\$ 71,295.39
Comments	

Calculation of Improvements Value

Current Total County Appraised Value \$1,024,800
 Current County Improvement Appraised Value \$983,840
 Ratio of Improvement Value 0.960031226

Annual Cost

P&I	\$	71,295.39	
Association Dues	\$	13,687.96	\$1.87 (sf/year Estimate)
Taxes	\$	18,622.01	\$2.54 (sf/year Estimate)
Condo Insurance	\$	3,660.00	\$0.50 (sf/year Estimate)
Utilities	\$	14,640.00	\$2.00 (sf/year Estimate)
Misc Maintenance	\$	1,830.00	\$0.25 (sf/year Estimate)
Janitorial	\$	8,784.00	\$1.20 (sf/year Estimate)
			\$8.36 (sf/year Estimate)

Total Cash Outflow \$ 132,519.36

Less equity build up \$ 14,528.35 (First year only-number increases in subsequent years)

TOTAL COST

BEFORE TAXES \$ 117,991.01

LESS TAX SAVINGS

Depreciation \$ 9,476.37 (Assumes 39 year depreciation on improvements value at 35% tax bracket, State & Federal)
 Interest Deduction \$ 19,868.46 (First year only. Assumes 35% individual tax bracket, State & Federal)

NET COST TO OWN \$ 88,646.18 Annually
 \$ 7,387.18 Monthly
 \$ 12.11 Per Square Foot Per Year

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