

ATRIUM AT HOMESTEAD OFFICE CONDOMINIUM FOR SALE

6970 S. Holly Circle, Units 200 & 201
Centennial CO 80112



Price: \$511,000 (\$175.96/SSF)
Size: 2,904/SSF (2,323/USF)
Taxes: \$8,641.12 2020 Due 2021
Association
Dues: Approximately \$1,690 per month
Zoning: B1 PUD
County: Arapahoe
Year Built: 1982

FEATURES

- Monument signage
- Functional windows
- Atrium lobby



COMMERCIAL OFFICE CONDOMINIUM



SHELDON • GOLD REALTY INC.
commercial real estate services

Eric J. Gold, President 303.741.2500

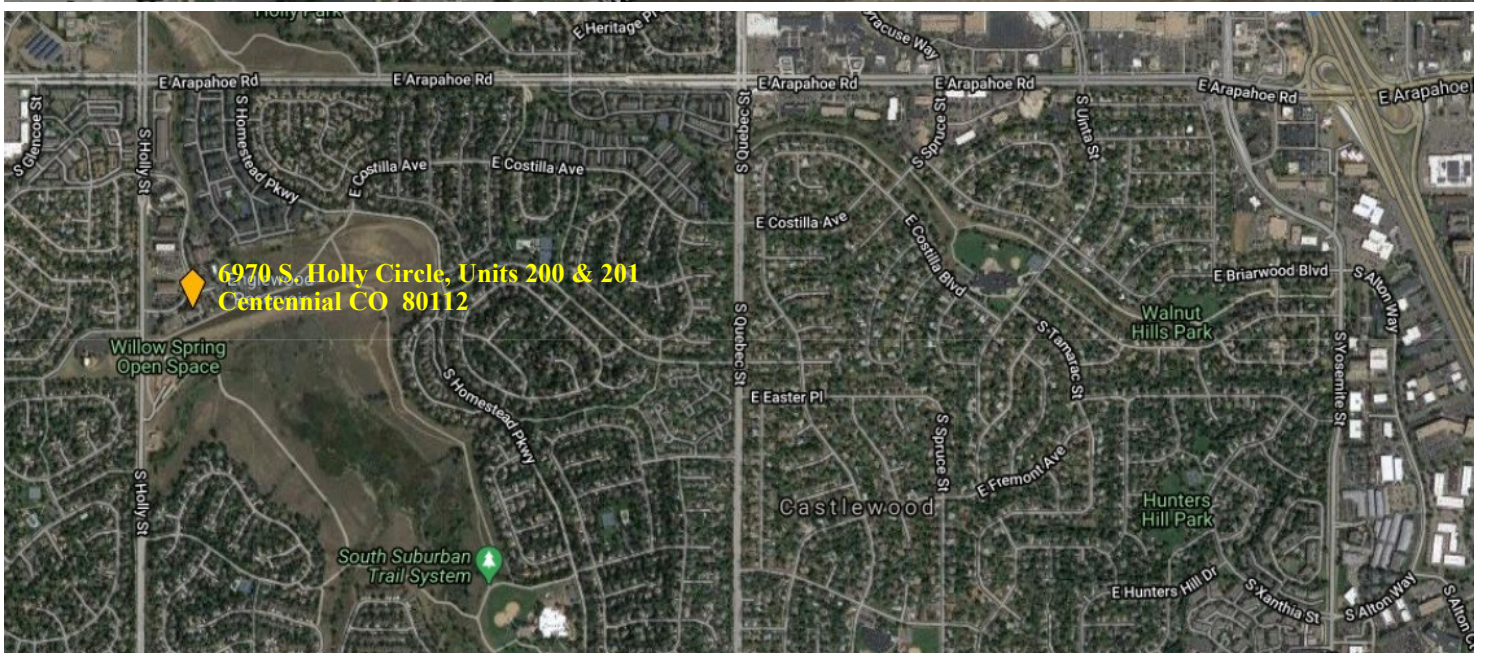
9025 East Kenyon Avenue, Suite 100 Denver, CO 80237

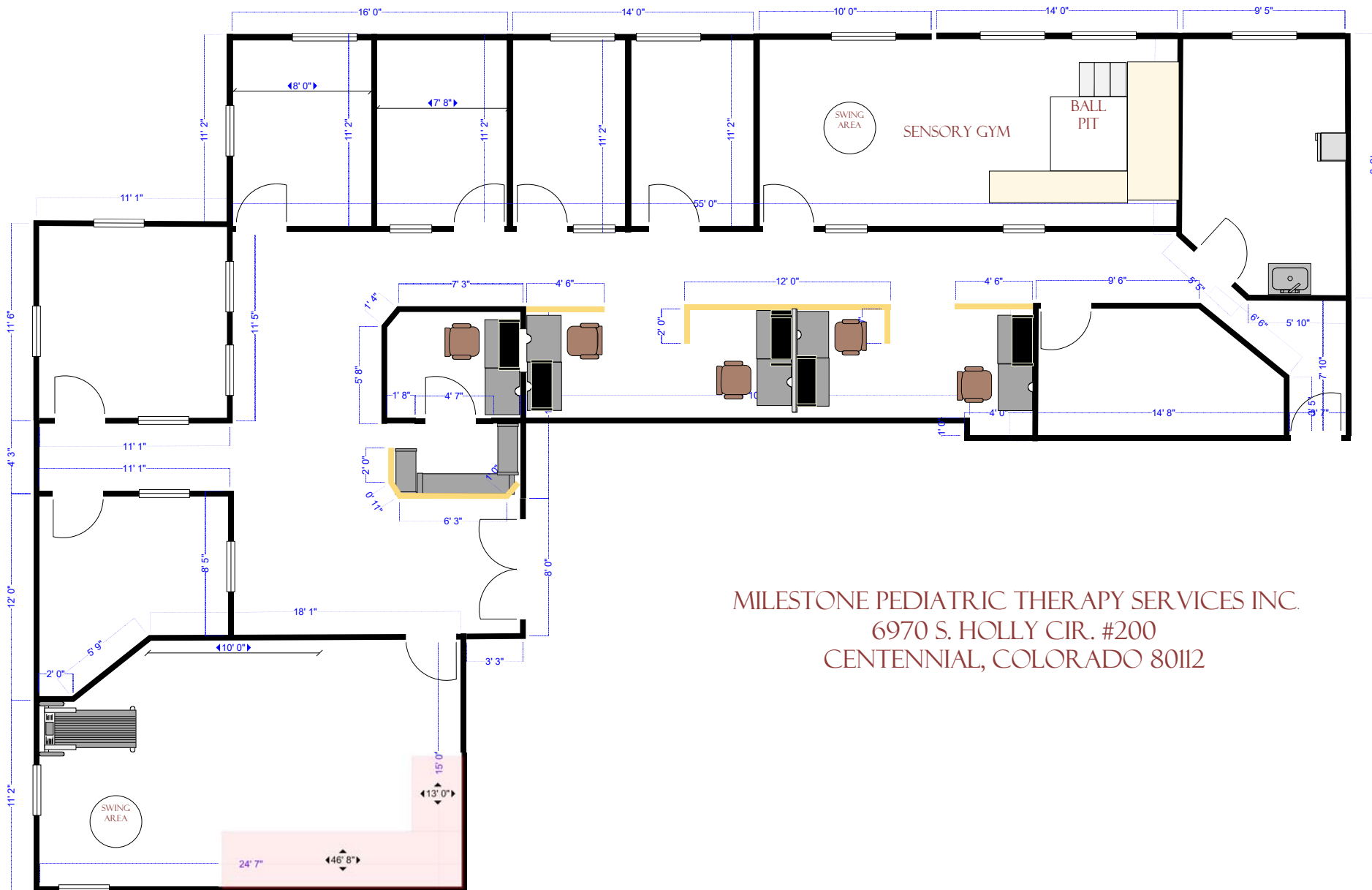
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MILESTONE PEDIATRIC THERAPY SERVICES INC.
 6970 S. HOLLY CIR. #200
 CENTENNIAL, COLORADO 80112

OFFICE OWNERSHIP ANALYSIS
 Price \$ 511,000.00

FOR: 6970 S. Holly Circle, Units 200 & 201
 Centennial CO

Total Square Footage
 2,904

90% Financing	Mortgage Data
	1st Mortgage
Amount	\$ 459,900.00
Interest Rate	4.00%
Term	25
Payments/Year	12
Periodic Payment	\$ 2,427.52
Annual Debt Service	\$ 29,130.26
Comments	

Calculation of Improvements Value
 Current Total County Appraised Value \$181,990
 Current County Improvement Appraised Value \$212,420
 Ratio of Improvement Value 1.167206989

Annual Cost				
P&I	\$	29,130.26		
Association Dues	\$	20,280.00	\$6.98 (sf/year Estimate)	
Taxes	\$	8,641.12	\$2.98 (sf/year Estimate)	
Condo Insurance	\$	580.80	\$0.20 (sf/year Estimate)	
Utilities	\$	-	\$0.00 (sf/year Estimate)	Paid in Association Dues
Misc Maintenance	\$	726.00	\$0.25 (sf/year Estimate)	
Janitorial	\$	-	\$0.00 (sf/year Estimate)	Paid in Association Dues
			\$10.41 (sf/year Estimate)	
Total Cash Outflow	\$	59,358.18		
Less equity build up	\$	10,933.26	(First year only-number increases in subsequent years)	
TOTAL COST BEFORE TAXES	\$	48,424.92		
LESS TAX SAVINGS				
Depreciation	\$	5,352.69	(Assumes 39 year depreciation on improvements value at 35% tax bracket, State & Federal)	
Interest Deduction	\$	6,368.95	(First year only. Assumes 35% individual tax bracket, State & Federal)	
NET COST TO OWN	\$	36,703.28	Annually	
	\$	3,058.61	Monthly	
	\$	12.64	Per Square Foot Per Year	

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 Please consult with your legal or tax advisors before purchasing.