

**NEW OFFICE/MEDICAL CONDOMINIUM CONVERSION FOR SALE
FINAL TWO UNITS REMAINING!**

7325 S. Pierce St., Littleton CO 80128



Sale Price: \$195.00/SSF
 Building Size: 13,172/SF per the County
 9,565/USF per the condo map
 12,212/SSF per the condo map
 County: Arapahoe
 Year Built: 1984
 Association Dues: \$6.26/SF/Year
 Taxes: Estimated at \$5.28/SSF



UNITS AVAILABLE	SALEABLE SQUARE FEET	PRICE
Unit 101	794.57	\$154,941.15 (\$195/SSF)
Unit 102	2,400.75	\$468,146.25 (\$195/SSF)
Units 101 & 102	3,195.32	\$623,087.40 (\$195/SSF)

Features:

- Located in the heart of the Columbine neighborhood with Strong suburban Demographics
- Well known location at W. Ken Caryl Ave & Pierce St.
- 2 story brick Professional Medical Building
- Energy efficient solar powered building
- Quite, park like setting with outside picnic tables overlooking a small pond with water fountain
- Great access to Wadsworth Blvd. and C-470



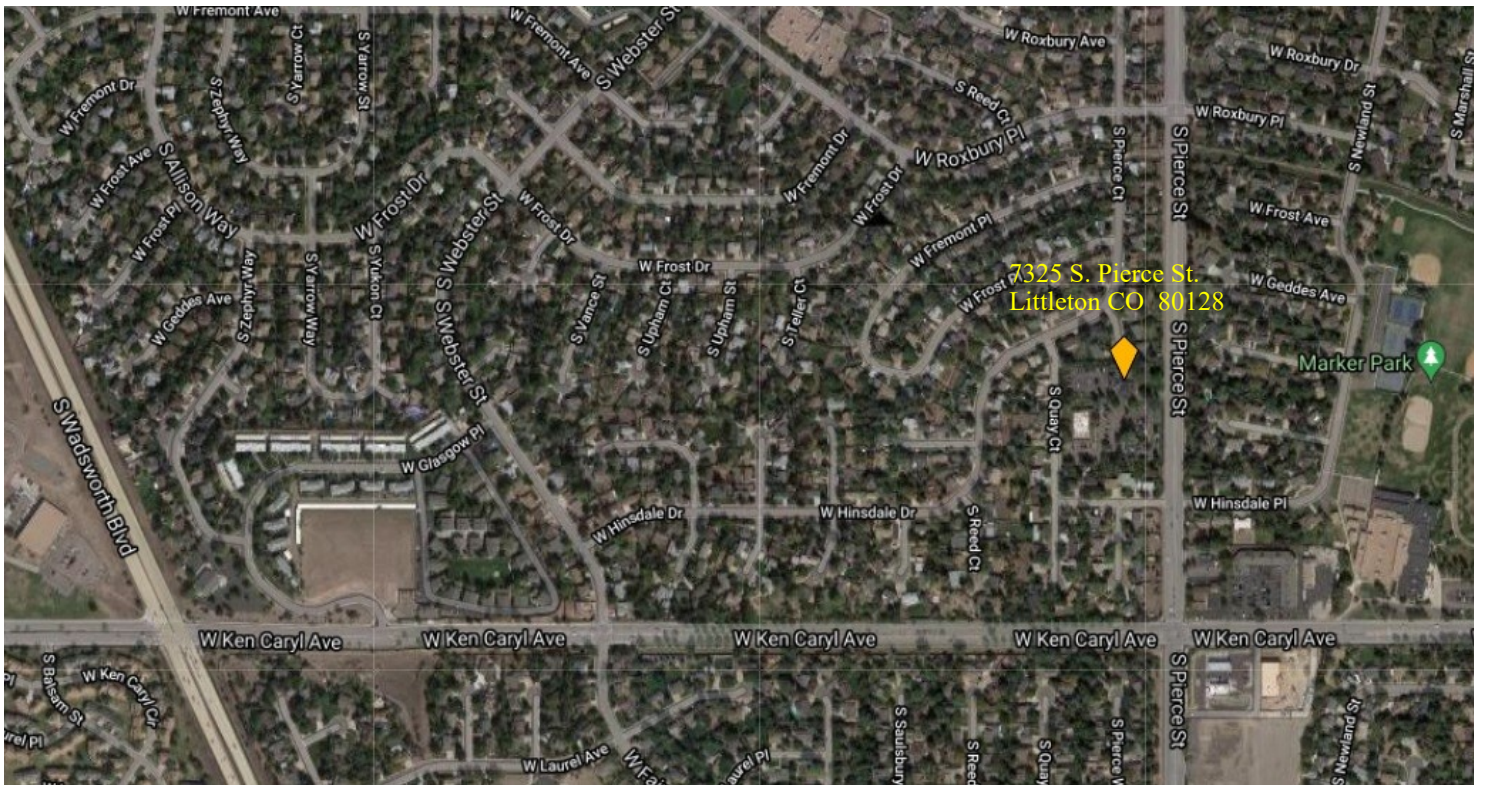
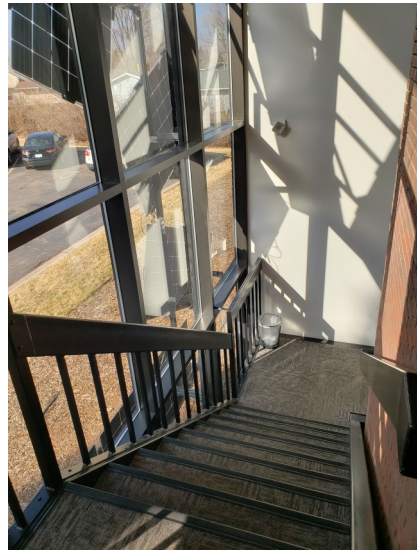
COMMERCIAL OFFICE CONDOMINIUMS



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 commercial real estate services



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**Let The Bancorp Bank
help with your financing needs**

SBA 7a & SBA 504 Loans Available

George Taylor, VP Small Business Lending
720-323-7408
gtaylor@thebancorp.com

Estimated Loan Scenario for an SBA 7a loan to purchase 1,000 square feet @\$219/square foot at 7325 S Pierce St. Littleton, CO 80128

Use of Proceeds	Loan	Borrower	Total Project
Real Estate	201,300	17,700	219,999
Estimated Closing Costs	12,000	6,000	18,000
SBA Guaranty Fee	0	0	0
Total	213,300	23,700	237,000

Term: 25 years Fully Amortizing Loans, No Balloon Payments
 Rate: 5.25% Variable and Fixed Rate Options Are Available
 Estimated Payment: \$1,276.39 Per Month

Rates are based on WSJ Prime Rate +2%, today’s market rates, and are subject to change.

Options may be available for up to 100% financing.

Loan scenario is based on the purchase of real estate only. If you would like to have additional financing for improvements, equipment, operating capital, etc. we would be happy to consider.

The SBA Guaranty Fee has been waived through September 2021.

The Bancorp Bank is a national, preferred lender of the Small Business Administration. George Taylor has been involved in SBA lending since 2004 here in the Denver market. If you would like to start the loan application process, or need any further information please let me know and I will be happy to assist.



OFFICE OWNERSHIP ANALYSIS

Price \$ 154,941.15

FOR: 7325 S. Pierce St., Unit 101
Littleton CO

Total Square Footage
794.57

90% Financing	Mortgage Data
	1st Mortgage
Amount	\$ 139,447.04
Interest Rate	5.25%
Term	25
Payments/Year	12
Periodic Payment	\$ 835.63
Annual Debt Service	\$ 10,027.60
Comments	

Calculation of Improvements Value
 Current Total County Appraised Value \$255,850
 Current County Improvement Appraised Value \$189,490
 Ratio of Improvement Value 0.740629275

Annual Cost				
P&I	\$	10,027.60		
Association Dues	\$	4,974.00	\$6.26 (sf/year Estimate)	
Taxes	\$	4,195.33	\$5.28 (sf/year Estimate)	
Condo Insurance	\$	158.91	\$0.20 (sf/year Estimate)	
Utilities				Included in Association Dues
Misc Maintenance	\$	198.64	\$0.25 (sf/year Estimate)	
Janitorial		794.57	\$1.00 (sf/year Estimate)	
			\$12.99 (sf/year Estimate)	
Total Cash Outflow	\$	20,349.05		
Less equity build up	\$	2,772.72	(First year only-number increases in subsequent years)	
TOTAL COST BEFORE TAXES	\$	17,576.34		
LESS TAX SAVINGS				
Depreciation	\$	1,029.84	(Assumes 39 year depreciation on improvements value at 35% tax bracket, State & Federal)	
Interest Deduction	\$	2,539.21	(First year only. Assumes 35% individual tax bracket, State & Federal)	
NET COST TO OWN	\$	14,007.29	Annually	
	\$	1,167.27	Monthly	
	\$	17.63	Per Square Foot Per Year	

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OFFICE OWNERSHIP ANALYSIS

Price \$ 468,146.25

FOR: 7325 S. Pierce St., Unit 102
Littleton CO

Total Square Footage
2,400.75

90% Financing	Mortgage Data
	1st Mortgage
Amount	\$ 421,331.63
Interest Rate	5.25%
Term	25
Payments/Year	12
Periodic Payment	\$ 2,524.82
Annual Debt Service	\$ 30,297.84
Comments	

Calculation of Improvements Value
 Current Total County Appraised Value \$255,850
 Current County Improvement Appraised Value \$189,490
 Ratio of Improvement Value 0.740629275

Annual Cost			
P&I	\$ 30,297.84		
Association Dues	\$ 15,028.70	\$6.26 (sf/year Estimate)	
Taxes	\$ 12,675.97	\$5.28 (sf/year Estimate)	
Condo Insurance	\$ 480.15	\$0.20 (sf/year Estimate)	
Utilities			Included in Association Dues
Misc Maintenance	\$ 600.19	\$0.25 (sf/year Estimate)	
Janitorial	2,400.75	\$1.00 (sf/year Estimate)	
		\$12.99 (sf/year Estimate)	
Total Cash Outflow	\$ 61,483.60		
Less equity build up	\$ 8,377.61	(First year only-number increases in subsequent years)	
TOTAL COST BEFORE TAXES	\$ 53,105.99		
LESS TAX SAVINGS			
Depreciation	\$ 3,111.62	(Assumes 39 year depreciation on improvements value at 35% tax bracket, State & Federal)	
Interest Deduction	\$ 7,672.08	(First year only. Assumes 35% individual tax bracket, State & Federal)	
NET COST TO OWN	\$ 42,322.29	Annually	
	\$ 3,526.86	Monthly	
	\$ 17.63	Per Square Foot Per Year	

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OFFICE OWNERSHIP ANALYSIS

Price \$ 623,087.40

FOR: 7325 S. Pierce St., Unitsd 101 and 102
Littleton CO

Total Square Footage
3,195.32

90% Financing	Mortgage Data
	1st Mortgage
Amount	\$ 560,778.66
Interest Rate	5.25%
Term	25
Payments/Year	12
Periodic Payment	\$ 3,360.45
Annual Debt Service	\$ 40,325.44
Comments	

Calculation of Improvements Value
 Current Total County Appraised Value \$255,850
 Current County Improvement Appraised Value \$189,490
 Ratio of Improvement Value 0.740629275

Annual Cost			
P&I	\$ 40,325.44		
Association Dues	\$ 20,002.70	\$6.26 (sf/year Estimate)	
Taxes	\$ 16,871.29	\$5.28 (sf/year Estimate)	
Condo Insurance	\$ 639.06	\$0.20 (sf/year Estimate)	
Utilities			Included in Association Dues
Misc Maintenance	\$ 798.83	\$0.25 (sf/year Estimate)	
Janitorial	3,195.32	\$1.00 (sf/year Estimate)	
		\$12.99 (sf/year Estimate)	
Total Cash Outflow	\$ 81,832.64		
Less equity build up	\$ 11,150.33	(First year only-number increases in subsequent years)	
TOTAL COST BEFORE TAXES	\$ 70,682.32		
LESS TAX SAVINGS			
Depreciation	\$ 4,141.46	(Assumes 39 year depreciation on improvements value at 35% tax bracket, State & Federal)	
Interest Deduction	\$ 10,211.29	(First year only. Assumes 35% individual tax bracket, State & Federal)	
NET COST TO OWN	\$ 56,329.57	Annually	
	\$ 4,694.13	Monthly	
	\$ 17.63	Per Square Foot Per Year	

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7325 S Pierce St. Office Condominiums
2021 Association Budget

2021 Budget

INCOME

4176	Working Capital	\$4,794.00
4177	Association Dues	\$66,311.00
	TOTAL INCOME	\$71,105.00

EXPENSES

Cleaning & Maintenance

5019	Janitorial Supplies	\$400.00
5021	Landscaping - Other	\$300.00
5022	Locks / Keys / Doors	\$250.00
5025	Painting	\$200.00
	Total Cleaning & Maintenance	\$1,150.00

Contract Services

5042	Contr - Elevator	\$1,920.00
5044	Contr - Exterm/Pest Control	\$1,308.00
5045	Contr - HVAC	\$2,600.00
5046	Contr - Janitorial	\$4,800.00
5048	Contr - Landscape - Exterior	\$2,400.00
5049	Contr - Mgmt / Acctg Fees	\$13,140.00
5053	Contr - Snow Removal	\$11,000.00
5054	Contr - Trash/Litter Removal	\$1,080.00
5056	Contr - Window Cleaning	\$0.00
	Total Contract Services	\$38,248.00

Insurance & Professional Fees

5078	Property & Liability	\$6,830.00
5090	Legal & Professional Fees	\$700.00
	Total Insurance & Professional Fees	\$7,530.00

Other Operating Expenses

6007	Postage and Delivery	\$80.00
6008	Security & Fire	\$500.00
6009	Signage	\$100.00
6012	Supplies	\$100.00
6026	Licenses & Permits	\$278.00
	Total Other Operating Expenses	\$1,058.00

Repairs & Maintenance

6053	Electrical	\$500.00
6054	Elevator	\$500.00
6055	HVAC	\$500.00
6056	Plumbing	\$500.00
6058	Other	\$205.00
6060	General Maintenance	\$500.00
6062	Parking Lot/ Paving	\$150.00
6063	Roof Repairs	\$200.00
	Total Repairs & Maintenance	\$3,055.00

Utilities

6101	Gas & Electric	\$7,500.00
6105	Telephone	\$900.00
6107	Water & Sewer	\$5,664.00
6112	Storm Drainage	\$1,205.00
	Total Utilities	\$15,270.00

TOTAL OPERATING EXPENSES **\$66,311.00**

NET OPERATING INCOME **\$4,652.00**

Non-Operating Income

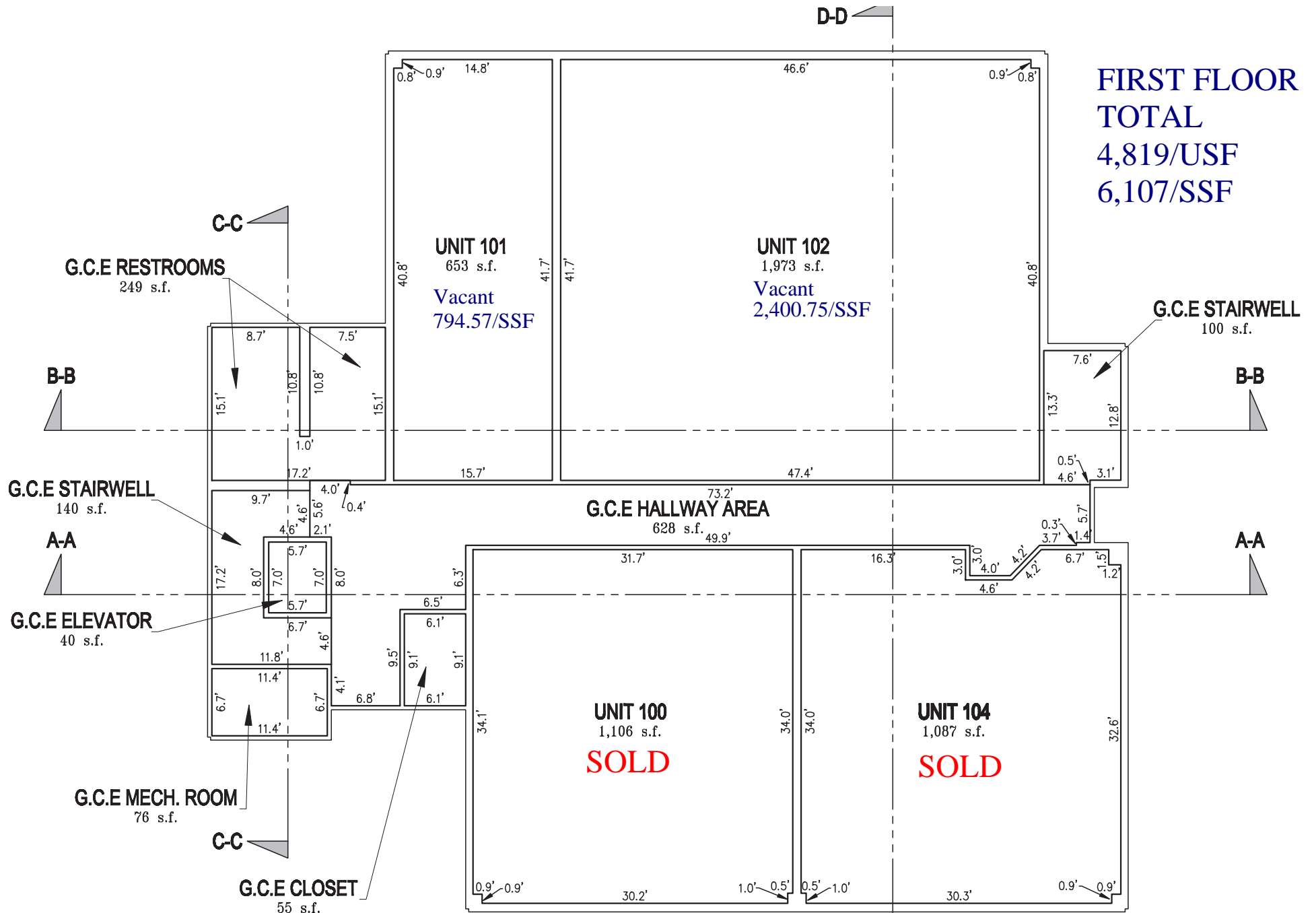
9201	Reserve Income	\$10,140.00
9202	Interest on Reserves	
	Total Non Operating Income	\$10,140.00

Non-Operating Expenses

9412	Net Transfers to Reserves	\$10,140.00
9477	Expenses Paid from Reserves	
	Total Non Operating Expenses	\$10,140.00

NET INCOME **\$4,794.00**

**FIRST FLOOR
TOTAL
4,819/USF
6,107/SSF**



FIRST FLOOR PLAN
Scale: 1"=10'

SCALE: 1" = 10'



7325 South Pierce

Unit 102

2,400.75/SSF

