

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

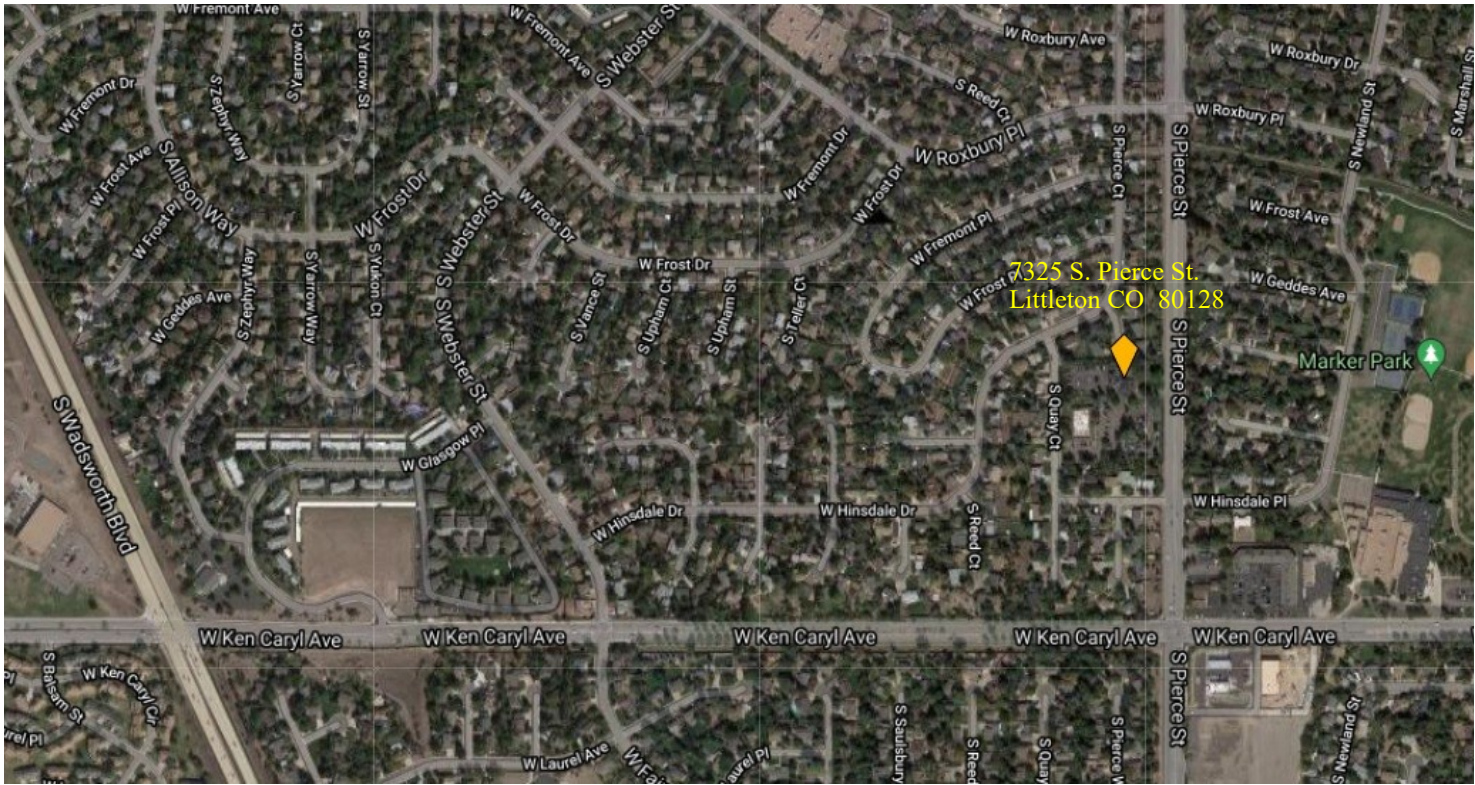


Eric J. Gold, President
 Mary Jo Cummings, Executive Director Brokerage Services
Office: 303.741.2500 Eric Cell: 303.564.8500 Mary Jo Cell: 720.220.6000

SHELDON • GOLD REALTY INC.
 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 COTotal Square Footage
794.57

| 90% Financing | Mortgage Data |
|---------------------|---------------|
| | 1st Mortgage |
| Amount | \$ 139,447.04 |
| Interest Rate | 6.00% |
| Term | 25 |
| Payments/Year | 12 |
| Periodic Payment | \$ 898.46 |
| Annual Debt Service | \$ 10,781.51 |
| 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 | \$ | 10,781.51 | | |
| Association Dues | \$ | 4,974.00 | \$6.26 (sf/year Estimate) | |
| Taxes | \$ | 4,195.33 | \$5.28 (sf/year Estimate) | |
| Condo Insurance | \$ | 198.64 | \$0.25 (sf/year Estimate) | |
| Utilities | | | | Included in Association Dues |
| Misc Maintenance | \$ | 198.64 | \$0.25 (sf/year Estimate) | |
| Janitorial | | 953.48 | \$1.20 (sf/year Estimate) | |
| | | | \$13.24 (sf/year Estimate) | |
| Total Cash Outflow | \$ | 21,301.61 | | |
| Less equity build up | \$ | 2,482.21 | (First year only-number increases in subsequent years) | |
| TOTAL COST BEFORE TAXES | \$ | 18,819.40 | | |
| LESS TAX SAVINGS | | | | |
| Depreciation | \$ | 1,029.84 | (Assumes 39 year depreciation on improvements value at 35% tax bracket, State & Federal) | |
| Interest Deduction | \$ | 2,904.75 | (First year only. Assumes 35% individual tax bracket, State & Federal) | |
| NET COST TO OWN | \$ | 14,884.80 | Annually | |
| | \$ | 1,240.40 | Monthly | |
| | \$ | 18.73 | Per Square Foot Per Year | |

Disclosure: Sheldon-Gold Realty Inc is not licensed to give legal or tax advice.
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 your individual tax consequences.
 Please consult with your legal or tax advisors before purchasing.

OFFICE OWNERSHIP ANALYSIS

Price \$ 468,146.25

FOR: 7325 S. Pierce St., Unit 102
Littleton COTotal Square Footage
2,400.75

| 90% Financing | Mortgage Data |
|---------------------|---------------|
| | 1st Mortgage |
| Amount | \$ 421,331.63 |
| Interest Rate | 6.00% |
| Term | 25 |
| Payments/Year | 12 |
| Periodic Payment | \$ 2,714.65 |
| Annual Debt Service | \$ 32,575.75 |
| 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 | \$ | 32,575.75 | | |
| Association Dues | \$ | 15,028.70 | \$6.26 (sf/year Estimate) | |
| Taxes | \$ | 12,675.97 | \$5.28 (sf/year Estimate) | |
| Condo Insurance | \$ | 600.19 | \$0.25 (sf/year Estimate) | |
| Utilities | | | | Included in Association Dues |
| Misc Maintenance | \$ | 600.19 | \$0.25 (sf/year Estimate) | |
| Janitorial | | 2,880.90 | \$1.20 (sf/year Estimate) | |
| | | | \$13.24 (sf/year Estimate) | |
| Total Cash Outflow | \$ | 64,361.69 | | |
| Less equity build up | \$ | 7,499.87 | (First year only-number increases in subsequent years) | |
| TOTAL COST BEFORE TAXES | \$ | 56,861.82 | | |
| LESS TAX SAVINGS | | | | |
| Depreciation | \$ | 3,111.62 | (Assumes 39 year depreciation on improvements value at 35% tax bracket, State & Federal) | |
| Interest Deduction | \$ | 8,776.56 | (First year only. Assumes 35% individual tax bracket, State & Federal) | |
| NET COST TO OWN | \$ | 44,973.65 | Annually | |
| | \$ | 3,747.80 | Monthly | |
| | \$ | 18.73 | 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 COTotal Square Footage
3,195.32

| 90% Financing | Mortgage Data |
|---------------------|---------------|
| | 1st Mortgage |
| Amount | \$ 560,778.66 |
| Interest Rate | 6.00% |
| Term | 25 |
| Payments/Year | 12 |
| Periodic Payment | \$ 3,613.10 |
| Annual Debt Service | \$ 43,357.26 |
| Comments | |

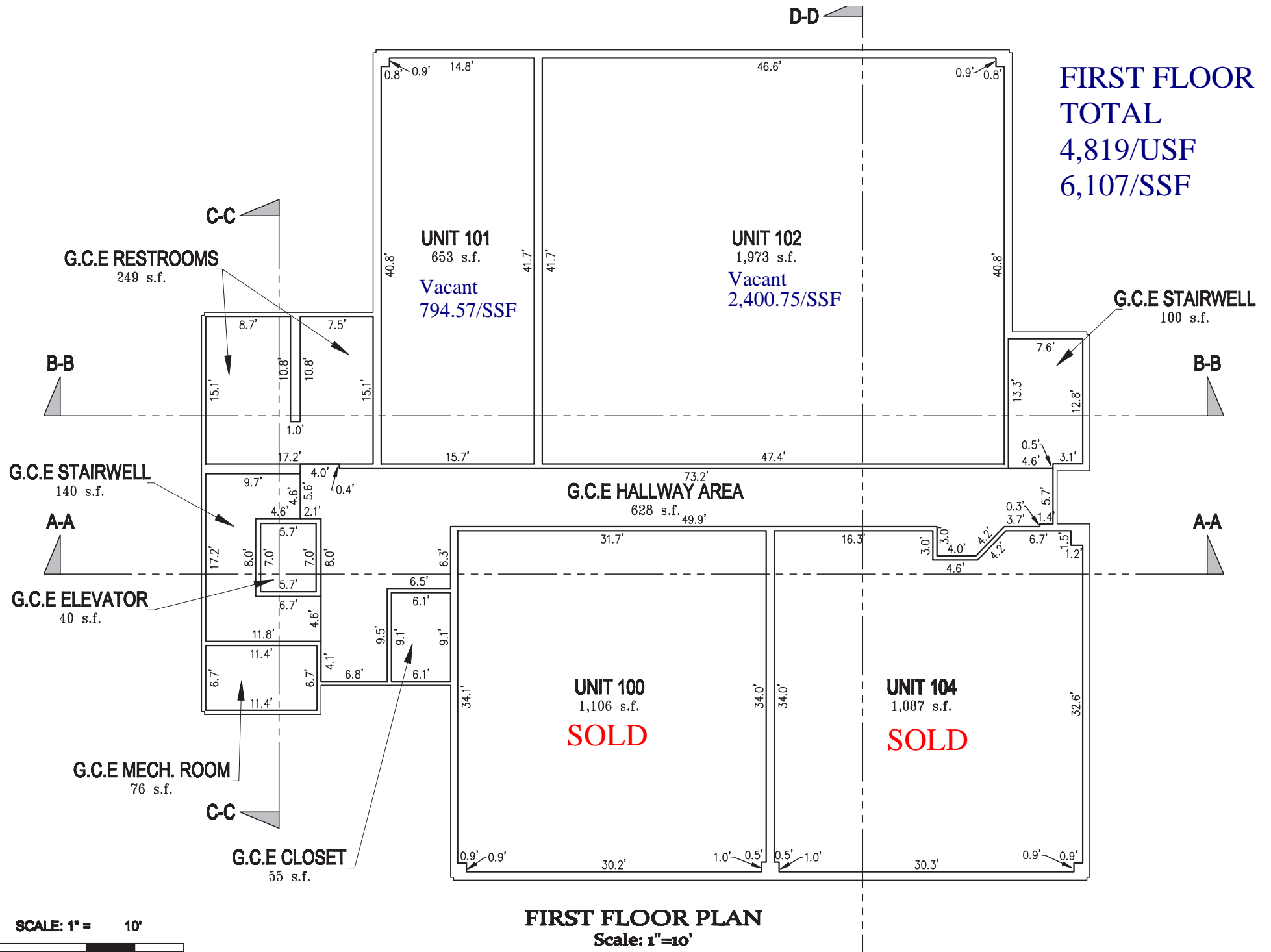
Calculation of Improvements Value
 Current Total County Appraised Value \$255,850
 Current County Improvement Appraised Value \$189,490
 Ratio of Improvement Value 0.740629275

| | | | | |
|----------------------------|----|-----------|--|------------------------------|
| Annual Cost | | | | |
| P&I | \$ | 43,357.26 | | |
| Association Dues | \$ | 20,002.70 | \$6.26 (sf/year Estimate) | |
| Taxes | \$ | 16,871.29 | \$5.28 (sf/year Estimate) | |
| Condo Insurance | \$ | 798.83 | \$0.25 (sf/year Estimate) | |
| Utilities | | | | Included in Association Dues |
| Misc Maintenance | \$ | 798.83 | \$0.25 (sf/year Estimate) | |
| Janitorial | | 3,834.38 | \$1.20 (sf/year Estimate) | |
| | | | \$13.24 (sf/year Estimate) | |
| Total Cash Outflow | \$ | 85,663.29 | | |
| Less equity build up | \$ | 9,982.08 | (First year only-number increases in subsequent years) | |
| TOTAL COST BEFORE TAXES | \$ | 75,681.21 | | |
| LESS TAX SAVINGS | | | | |
| Depreciation | \$ | 4,141.46 | (Assumes 39 year depreciation on improvements value at 35% tax bracket, State & Federal) | |
| Interest Deduction | \$ | 11,681.31 | (First year only. Assumes 35% individual tax bracket, State & Federal) | |
| NET COST TO OWN | \$ | 59,858.44 | Annually | |
| | \$ | 4,988.20 | Monthly | |
| | \$ | 18.73 | 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 | | |
| <i>Cleaning & Maintenance</i> | | |
| 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 |
| <i>Contract Services</i> | | |
| 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 |
| <i>Insurance & Professional Fees</i> | | |
| 5078 | Property & Liability | \$6,830.00 |
| 5090 | Legal & Professional Fees | \$700.00 |
| Total Insurance & Professional Fees | | \$7,530.00 |
| <i>Other Operating Expenses</i> | | |
| 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 |
| <i>Repairs & Maintenance</i> | | |
| 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 |
| <i>Utilities</i> | | |
| 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 |
| <i>Non-Operating Income</i> | | |
| 9201 | Reserve Income | \$10,140.00 |
| 9202 | Interest on Reserves | |
| Total Non Operating Income | | \$10,140.00 |
| <i>Non-Operating Expenses</i> | | |
| 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 |



7325 South Pierce

Unit 102

2,400.75/SSF

