

OWNER/USER OFFICE BUILDING WITH EXISTING TENANT INCOME FOR SALE

10390 W. Bradford Rd., Littleton CO 80127



Sale Price: \$1,650,000 (\$132.40/GSF)
User/Buyer Space: Up to 8,700/RSF available immediately
Building Size: 12,462/GSF per the County
11,710/RSF per the rent roll
Site Size: .87 acres
County: Jefferson
Year Built: 2002
Taxes: \$34,784.10 2020 due 2021
Parking: 40 spaces
Roof: New 2014
Elevator: 1
HVAC: 6 units

Features:

- Common area conference room and break area
- LED Lighting
- Showers and lockers



COMMERCIAL OFFICE BUILDING



SHELDON • GOLD REALTY INC.
commercial real estate services

Eric J. Gold, President
Jason Thomas, Senior Advisor
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THE INFORMATION CONTAINED HEREIN, WHILE NOT GUARANTEED, IS FROM SOURCES WE BELIEVE RELIABLE. PRICE, TERMS AND INFORMATION ARE SUBJECT TO CHANGE. SHELDON-GOLD REALTY INC. AND ITS BROKER ASSOCIATES, ARE OR WILL BE ACTING AS AGENTS OF THE SELLER/LESSOR WITH THE DUTY TO REPRESENT THE INTERESTS OF THE SELLER/LESSOR. SHELDON-GOLD REALTY INC. WILL NOT ACT AS YOUR AGENT UNLESS AN AGENCY AGREEMENT IS SIGNED AND IN EFFECT.

OWNER/USER OFFICE BUILDING FOR SALE

10390 W. Bradford Rd., Littleton CO 80127



OFFICE OWNERSHIP ANALYSIS

Price \$ 1,650,000.00

FOR: 10390 W. Bradford Rd.
Littleton CO

Total Square Footage
12,462

90% Financing	Mortgage Data
	1st Mortgage
Amount	\$ 1,485,000.00
Interest Rate	4.00%
Term	25
Payments/Year	12
Periodic Payment	\$ 7,838.38
Annual Debt Service	\$ 94,060.52
Comments	

Calculation of Improvements Value
 Current Total County Appraised Value \$644,249
 Current County Improvement Appraised Value \$469,551
 Ratio of Improvement Value 0.728834659

Annual Cost			
P&I	\$	94,060.52	
Office Park Dues	\$	680.00	\$0.05 (sf/year Estimate)
Taxes	\$	34,784.10	\$2.79 (sf/year Estimate)
Management	\$	7,600.00	\$0.61 (sf/year Estimate)
Janitorial	\$	12,446.58	\$1.00 (sf/year Estimate)
Elevator Maintenance	\$	1,900.56	\$0.15 (sf/year Estimate)
Insurance	\$	4,370.00	\$0.35 (sf/year Estimate)
Grounds Maintenance	\$	1,512.93	\$0.12 (sf/year Estimate)
Snow Removal	\$	2,273.75	\$0.18 (sf/year Estimate)
Repairs/Maintenance	\$	4,901.00	\$0.39 (sf/year Estimate)
Security/Inspections	\$	2,062.46	\$0.17 (sf/year Estimate)
Security Elevator/Telephone	\$	600.00	\$0.05 (sf/year Estimate)
Utilities	\$	11,036.07	\$0.89 (sf/year Estimate)
Water	\$	2,294.24	\$0.18 (sf/year Estimate)
			\$6.94 (sf/year Estimate)
Total Cash Outflow	\$	180,522.21	
Less equity build up	\$	35,303.08	(First year only-number increases in subsequent years)
TOTAL COST BEFORE TAXES	\$	144,619.13	
LESS TAX SAVINGS			
Depreciation	\$	10,792.36	(Assumes 39 year depreciation on improvements value at 35% tax bracket, State & Federal)
Interest Deduction	\$	20,565.11	(First year only. Assumes 35% individual tax bracket, State & Federal)
NET COST TO OWN	\$	113,261.67	Annually
	\$	9,438.47	Monthly
	\$	9.09	Per Square Foot Per Year

\$59,040.00 Rental income From Existing Tenants

(\$54,221.67) Net Cost to Own after Rental Income. \$6.23/RSF/Year on owners 8,700/RSF

Disclosure:

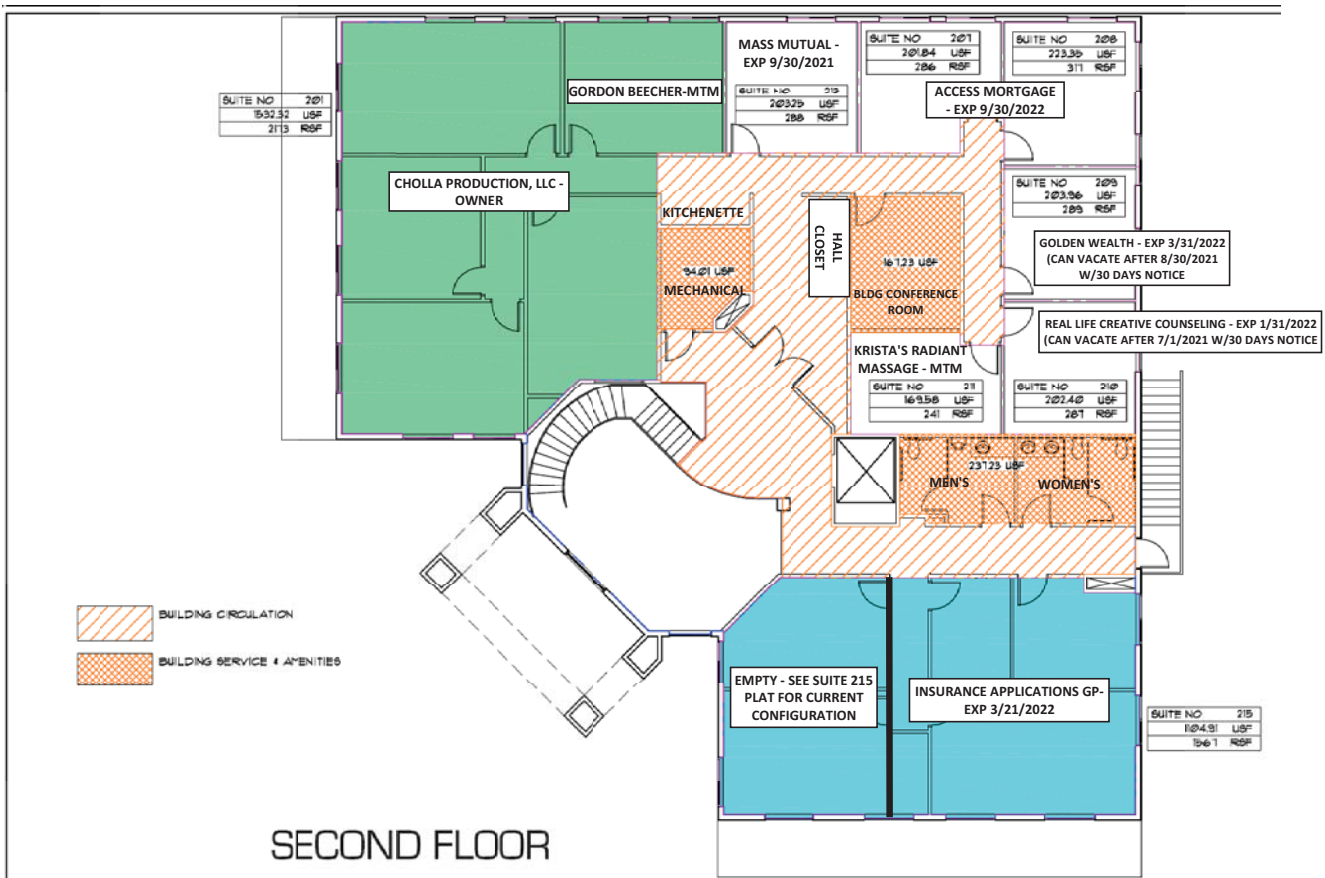
Sheldon-Gold Realty Inc is not licensed to give legal or tax advice.
 Assumptions here are for illustration purposes only and may not reflect your individual tax consequences.
 Please consult with your legal or tax advisors before purchasing.

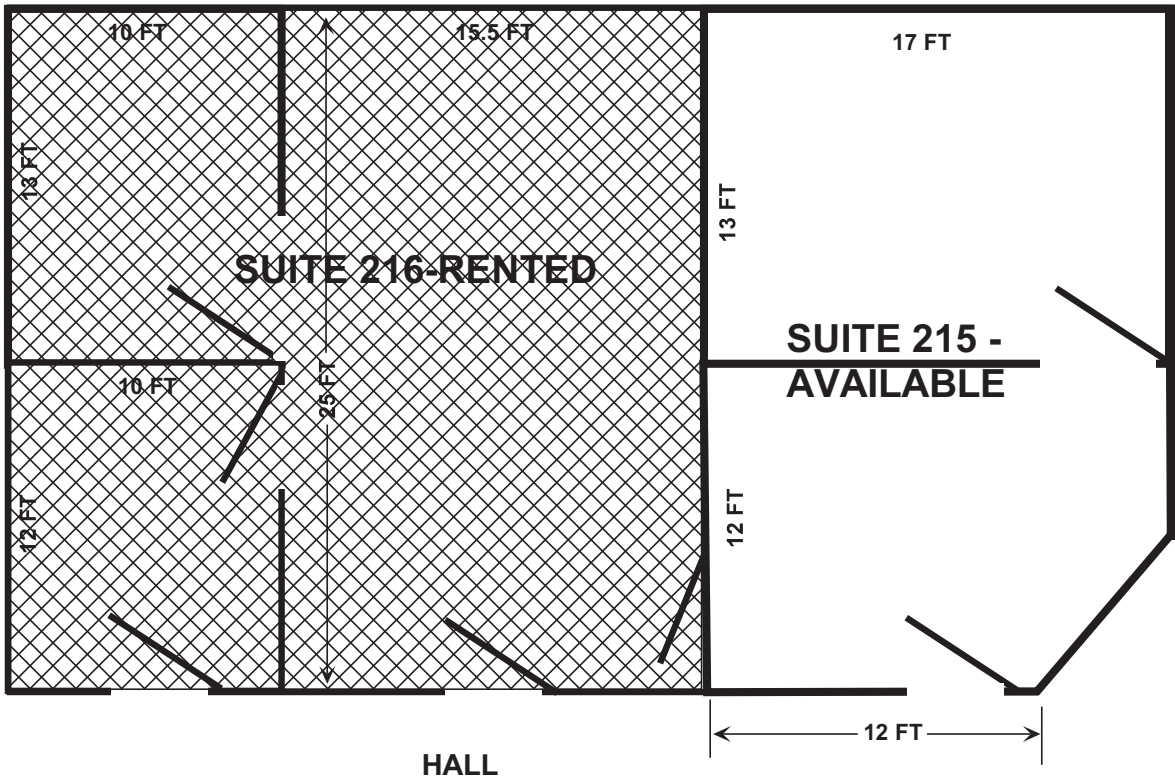
10390 W. BRADFORD RD., LITTLETON CO 80127 RENT ROLL

SUITE	TENANT NAME	USF	RSF	MONTHLY RENT	RENT PER RSF	LEASE EXPIRATION	SECURITY DEPOSIT
100	Vacant	1,600	2,267				
110	Vacant	1,849	2,625				
150	Vacant	533	755				
155 ad 160	Align Therapeutic Bodywork	432	613	\$875.00	\$17.13	4/30/2022	\$875.00
201	Cholla Production, LLC	1,285	1,825			Seller	
202	Gordon Beecher, Attorney	247	350	\$500.00	\$17.14	Month-to-Month	\$500.00
207-208	Access Mortgage Inovations	425	603	\$775.00	\$15.42	9/30/2022	\$750.00
209	Golden Wealth Solutions	204	289	\$400.00	\$16.61	3/31/2022 *	\$400.00
210	Real Life Creative Counseling	202	287	\$400.00	\$16.72	1/31/2022 **	\$400.00
213	Mass Mutual	203	288	\$450.00	\$18.75	9/30/2021	\$500.00
215	Vacant	453	642				
216	Insurance Applications Group	652	925	\$1,200.00	\$15.57	3/31/2022	\$2,400.00
217	Krista's Radiant Massage	170	241	\$320.00	\$15.93	Month-to-Month	\$320.00
TOTAL		8,255	11,710	\$4,920.00	\$16.66		\$6,145.00

* Tenant can be asked to vacate with 30 days notice given after 8/30/2021

** Tenant can be asked to vacate with 30 days notice given after 7/1/2021

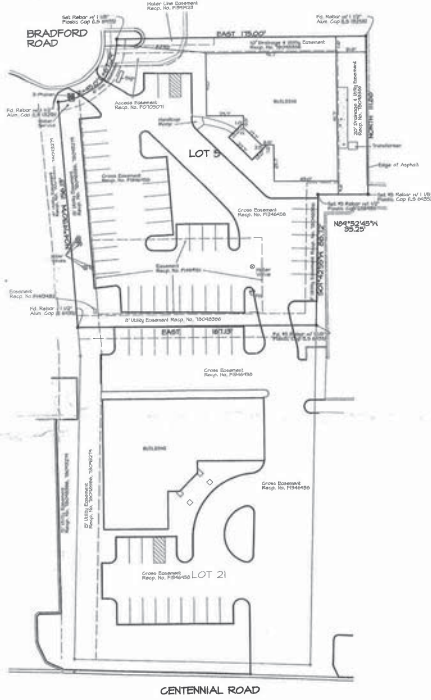




Suite 215 - 453 USF/642 RSF - all measurements approximate

IMPROVEMENT SURVEY PLAT

In Section 33, Township 5 South, Range 69 West, 6th P.M., Jefferson, County, Colorado

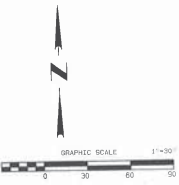


The improvements shown hereon do not lie within any 100 year flood plain per Firm Map No. 08001 0380 C, Dated: July 4, 1989.

CERTIFICATE OF SURVEY:

This is to certify to Avtar Development LLC that on May 11, 2005, a survey was made under my direct supervision, of 13280 West Bradford, Lot 3, Block 3, West Caryl Ranch "Phase VIII-B", Jefferson County, Colorado. The survey was made on the ground using the normal methods of work of Professional Land Surveyors practicing in Jefferson County, Colorado, and that this plat accurately represents said survey. The location and dimensions of all buildings under construction, easements and rights of way in evidence or known to me and encroachments by or on the premises are accurately shown. This survey does not constitute a title search by David E. Archer and Associates, Inc. of the property shown and described herein to determine:
 1. Ownership of the fee of land.
 2. Compatibility of this description with those of adjacent tracts of land.
 3. Rights of way, easements and encumbrances of record affecting this tract of land.
 Therefore, this Surveying Company Certificate No. 50032219, Amended No. 1, dated April 6, 2005 was entirely true and correct. I am a duly Licensed Professional Land Surveyor in the State of Colorado. I am not a party to any other survey or other document in any public office in a similar office.
 This survey does not constitute a title search by David E. Archer and Associates, Inc. of the property shown and described herein to determine:
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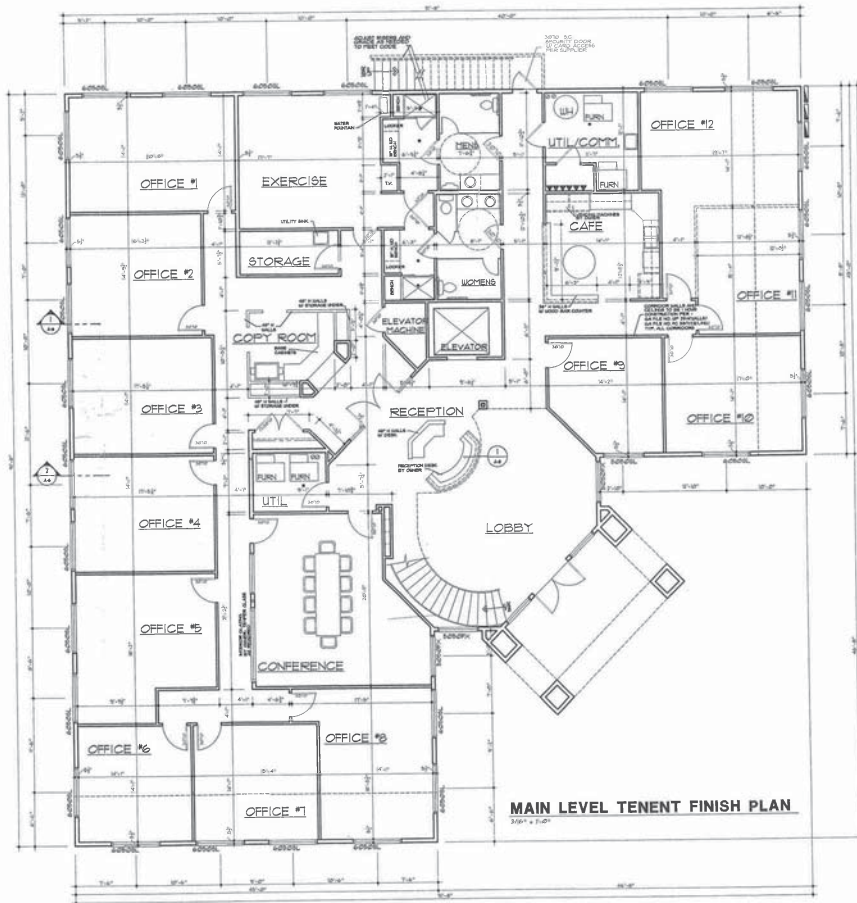
Signed *[Signature]*
 Professional Land Surveyor



01/20/2005 10:00:00 AM
 Map No. 08001 0380 C, Dated: July 4, 1989

*NOTICE: According to Colorado law you must acknowledge any legal action based upon any defect in this survey within three years after the date of recording of this survey. To do so, you must file a written acknowledgment with the court. If no such filing is made, then the survey is conclusively deemed to be correct for all purposes from the date of the certification shown hereon.

PREPARED BY DAVID E. ARCHER & ASSOCIATES, INC. LAND SURVEYING CONSULTANTS 122 WEST 11th STREET, DENVER, COLORADO 80202 PHONE: 303.733.4422		PROJECT IMPROVEMENT SURVEY PLAT LOT 3, BLOCK 3, WEST CAROL RANCH TOWNSHIP 5 SOUTH, RANGE 69 WEST, 6TH P.M., JEFFERSON COUNTY, COLORADO AVATAR DEVELOPMENT LLC SHEET NO. 00-0347
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MAIN LEVEL TENANT FINISH PLAN
 1/2" = 1'-0"

FLAG NOTES (ALL NOTES THAT NOT APPLY TO THIS DRAWING)

- 1 TYPICAL EXTERIOR WALL ASSEMBLY: 2x8 STUDS (UNLESS OTHERWISE INDICATED) AT 16" OC W/ 1/2" GIB ON INTERIOR FACE AND 1/2" GIB EXTERIOR WEATHERSIDE EXTERIOR FINISH AS PER ELEVATIONS
- 2 CONCRETE STAIRS IN METAL PANES SEE DETAILS SHEET A-6
- 3 TYPICAL INTERIOR WALL ASSEMBLY 2x4 STUDS AT 16" OC W/ 1/2" TYPE 'X' GIB APPLIED TO EACH FACE UNLESS OTHERWISE NOTED
- 4 FLOOR AND CHASE RUN FLUX TO EXIT ROOF PER APPLICABLE BUILDING CODE
- 5 LINE OF FLOOR ABOVE/BELOW
- 6 HANDRAIL & GUARDRAIL ASSEMBLY AS SELECTED BY BUILDER FROM CLS BAR SYSTEMS TO BE 4" HANDRAIL SHALL BE CONTIGUOUS THE FULL LENGTH OF THE STAIRS AND SHALL TERMINATE AT RISER, POST OR RETURN TO A ROSETTE AT WALL PROFILE TO BE 2 1/2" x 1 1/2"
- 7 ELEVATOR SHAFT - SEE MANUFACTURER DETAILS FOR INSTALLATION REQUIREMENTS
- 8 ADA COMPLIANT RESTROOM - SEE SHEET A-9 INSTALLATION FOR GRAB BAR LOCATIONS
- 9 UTILITY SINK - CONNECT DRAIN TO BUILDING SEWER
- 10 FLOOR DRAIN - CONNECT TO BUILDING SEWER
- 11 DECORATIVE INTERIOR COLUMN 2x FLOORING AND 3" STEEL POST
- 12 CONCRETE STOP
- 13 COLUMN ASSEMBLY - SEE ELEVATIONS
- 14 2 1/2" x 3/4" ATTIC ACCESS PANEL
- 15 DRINKING FOUNTAIN - HANDICAP ACCESSIBLE STYLE
- 16 BUILDING DIRECTORY - BY BUILDER
- 17 PROVIDE EMERGENCY SIGNAGE ADJACENT TO ELEVATOR PER SECTION 909.9.1 NBC

GENERAL NOTES
 REFER TO SHEETS A-4 A-5 OF BUILDING SET FOR ADDITIONAL NOTES AND DIMENSIONS

THIS DRAWING REVIEWED FOR CODE COMPLIANCE
 Subject to GBC contract: 2006.04.01
 Review Date: 11/17/00
 Signed: _____
 Full Checker

DRAPPE CHOICE
 ARCHITECTURAL DESIGN
 10390 BRADFORD RD.
 TRISON LIMITED PARTNERSHIP
COLONY PARK BUILDING III
 MAIN LEVEL TENANT FINISH
TF A-4
 BRADFORD
 11.17.00
 89332
 JJA
 OWNER REV



UPPER LEVEL TENENT FINISH PLAN
 3/8" = 1'-0"

FLAG NOTES

(ALL NOTES MAY NOT APPLY TO THIS DRAWING)

- 1 TYPICAL EXTERIOR WALL ASSEMBLY:
 2x4 STUDS (UNLESS OTHERWISE INDICATED) AT 16" OC W/ 1/2" GIBS ON INTERIOR FACE AND 1/2" OSB EXTERIOR SHEATHING W/ EXTERIOR FINISH AS PER ELEVATION
- 2 CONCRETE FINISH W/ METAL PANELS
 SEE DETAILS SHEET A-6
- 3 TYPICAL INTERIOR WALL ASSEMBLY:
 2x4 STUDS AT 16" OC W/ 5/8" TYPE "X" GIBS APPLIED TO EACH FACE UNLESS OTHERWISE NOTED
- 4 FUE AND CHASE RUN FUSE TO EXIT
 ROOM PER APPLICABLE BUILDING CODE
- 5 LINE OF FLOOR ABOVE/BELOW
- 6 HANDRAIL 4 QUADRANT ASSEMBLY AS SELECTED BY BUILDER MAX CLEAR DIMENSION TO BE 4" HANDRAIL SHALL BE CONTIGUOUS THE FULL LENGTH OF THE STAIRS AND SHALL TERMINATE AT NEEL POST OR RETURN TO A NOSETTE AT WALL PROFILE TO BE 2 1/2" x 1 1/2"
- 7 ELEVATOR SHAFT - SEE MANUFACTURER'S DETAILS FOR INSTALLATION REQUIREMENTS
- 8 ADA COMPLIANT RESTROOM - SEE SHEET A-8 INSTALLATION FOR GRAB BAR LOCATIONS
- 9 UTILITY SINK- CONNECT DRAIN TO BUILDING SEWER
- 10 FLOOR DRAIN - CONNECT TO BUILDING SEWER
- 11 DECORATIVE INTERIOR COLUMN 2x FRAMING AROUND 3" STEEL POST
- 12 CONCRETE SLOOP
- 13 COLUMN ASSEMBLY - SEE ELEVATION
- 14 22" x 36" ATTIC ACCESS PANEL
- 15 DRINKING FOUNTAIN - HANGUP ACCESSIBLE STYLE
- 16 BUILDING DIRECTORY - BY BUILDER
- 17 PROVIDE EMERGENCY SIGNAGE ADJACENT TO ELEVATOR PER SECTION 906.5A IBC.

GENERAL NOTES

REFER TO SHEETS A-4 A-5 OF BUILDING SET FOR ADDITIONAL NOTES AND DIMENSIONS

DRAFT CHOICE
ARCHITECTURAL DESIGN

COLONY PARK BUILDING III
 TRISON LIMITED PARTNERSHIP
 10390 BRADFORD RD.

The use of these plans and the material to be used thereon shall be subject to the approval of the City of Bradford. The City of Bradford reserves the right to require changes to these plans and the material to be used thereon. The City of Bradford shall not be responsible for any errors or omissions on these plans and the material to be used thereon. The City of Bradford shall not be responsible for any damages or injuries resulting from the use of these plans and the material to be used thereon.

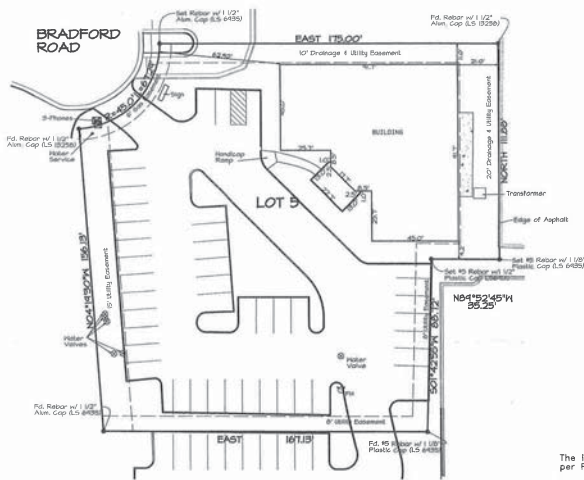
Name	Date	Issue

Date: 1/17/20
 Job Number: 99032
 Drawn By: J.A.
 Checked By:

UPPER LEVEL TENENT FINISH
 BRADFORD
TF A-5

IMPROVEMENT SURVEY PLAT

In Section 33, Township 5 South, Range 69 West, 6th P.M, Jefferson, County, Colorado



The improvements shown hereon do not lie within any 100 year flood plain per Firm Map No. 080087 0380 C, Dated: July 4, 1989.

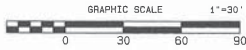
CERTIFICATE OF SURVEY:

This is to certify to Avetar Development LLC that on May 11, 2005, a survey was made under my direct supervision, of 10390 West Bradford, Lot 5, Block 5, Ken Coryl Ranch "Plains", Phase VII-B, Jefferson County, Colorado. The survey was made on the ground using the normal standard of care of Professional Land Surveyors practicing in Jefferson County, Colorado, and that this plat accurately represents said survey. The location and dimensions of all buildings under construction, easements and rights of way in evidence or known to me and encroachments by or on the premises are accurately shown. This survey does not constitute a title search by David E. Archer and Associates, Inc. of the property shown and described hereon to determine:

1. Ownership of the tract of land.
2. Compatibility of this description with those of adjacent tracts of land.
3. Rights of way, easements and encumbrances of record affecting this tract of land.

This survey was performed without the benefit of a title insurance commitment or a title insurance policy. A title insurance commitment or a title insurance policy may disclose facts not reflected on this survey. Corner monuments were set or found and accepted as indicated hereon.

Signed  Professional Land Surveyor



NCS 205, 11-16-43-4, 2005
 © 2005 david.e.archer@archerandassociates.com

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

REVISIONS 	 <p>DAVID E. ARCHER & ASSOCIATES, INC. LAND DEVELOPMENT CONSULTING SURVEYING & ENGINEERING PHONE (303) 688-6642 103 WILCOX ST. CASTLE ROCK, COLORADO 80104</p>		TITLE: IMPROVEMENT SURVEY PLAT Lot 5, Block 5, Ken Coryl Ranch "Plains", Phase VII-B In Sec. 33, Township 5 South, Range 69 West, 6th P.M., Jefferson Co., CLIENT: AVETAR DEVELOPMENT LLC SCALE: 1"=30' DATE: 05-11-05 SHEET: 1 of 1 SHEET NO.: 00-0347
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