

# GREENWOOD EXECUTIVE PARK OFFICE CONDOMINIUM FOR SALE

7315 E. Peakview Ave., Centennial CO 80111



## FEATURES

- Beautiful upgraded brand new tenant finish remodel
- Ground level and loft
- Sliding glass doors onto patio
- Functional windows
- Skylights
- Vaulted ceilings
- Separately controlled HVAC
- Private outside entrance
- Open work area with full kitchen/large entry reception area/3 private offices/2 rest rooms/shower/storage work room



Sale Price: \$399,900 (\$217.81/USF)  
Size: 1,836 Usable Square Feet  
County: Arapahoe  
Year Built: 1981  
Assoc. Dues: \$303.91/Month  
Taxes: \$7,051.78 2020 due 2021  
Parking: 4/1000



See Video Tour at:

<https://tours.virtuance.com/1783769>



SHELDON • GOLD REALTY INC.  
commercial real estate services

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COMMERCIAL OFFICE CONDOMINIUM



**GREENWOOD EXECUTIVE PARK  
OFFICE CONDOMINIUM FOR SALE  
7315 E. Peakview Ave., Centennial CO 80111**



OFFICE OWNERSHIP ANALYSIS  
 Price \$ 399,900.00

FOR: 7315 E. Peakview  
 Centennial CO

Total Square Footage  
 1,836

90% Financing	Mortgage Data
	1st Mortgage
Amount	\$ 359,910.00
Interest Rate	4.00%
Term	25
Payments/Year	12
Periodic Payment	\$ 1,899.74
Annual Debt Service	\$ 22,796.85
Comments	

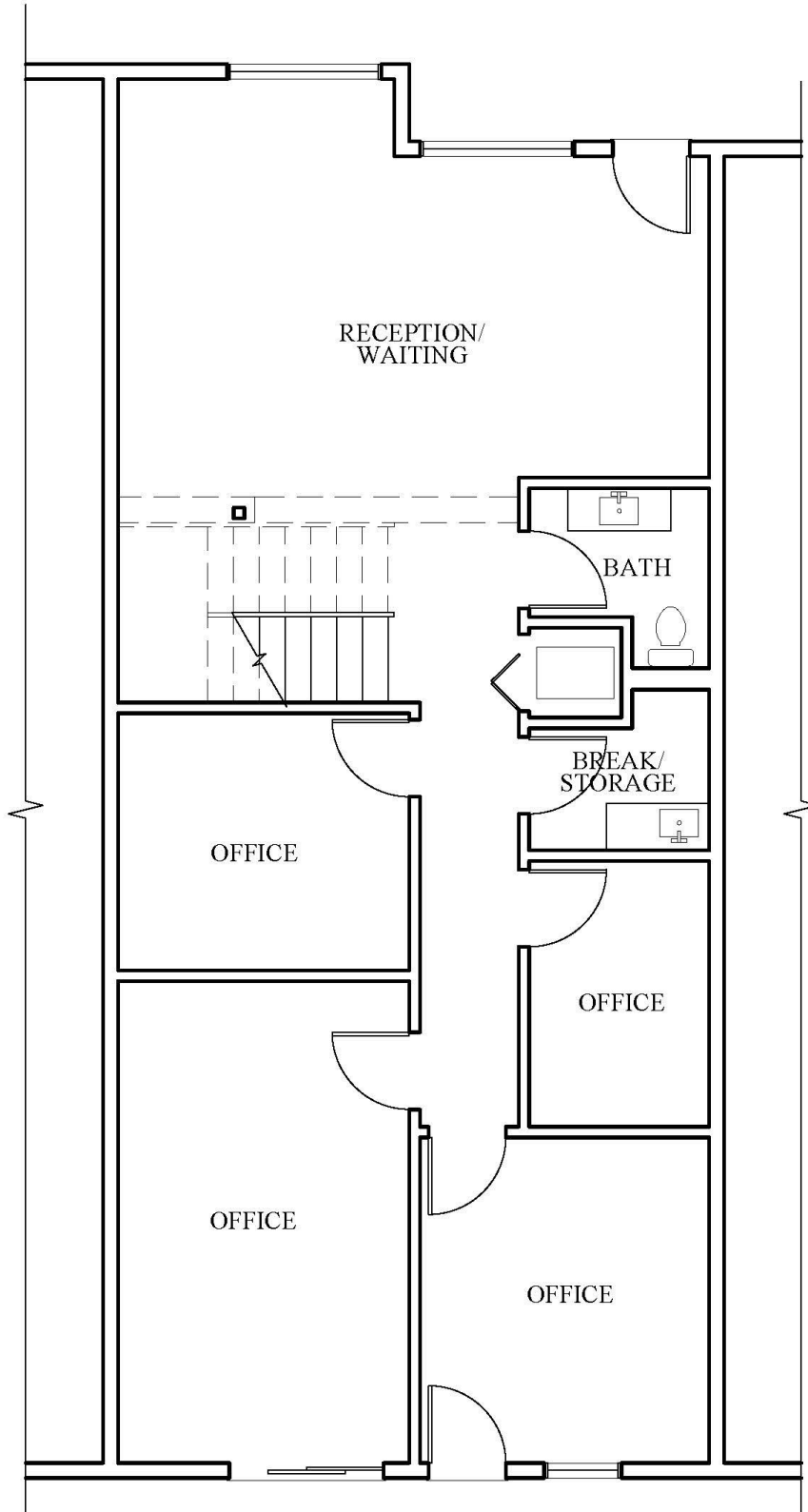
Calculation of Improvements Value  
 Current Total County Appraised Value \$284,580  
 Current County Improvement Appraised Value \$256,980  
 Ratio of Improvement Value 0.903014969

Annual Cost			
P&I	\$ 22,796.85		
Association Dues	\$ 3,646.92	\$1.99 (sf/year Estimate)	
Taxes	\$ 7,051.78	\$3.84 (sf/year Estimate)	
Condo Insurance	\$ 367.20	\$0.20 (sf/year Estimate)	
Utilities	\$ 2,295.00	\$1.25 (sf/year Estimate)	
Misc Maintenance	\$ 459.00	\$0.25 (sf/year Estimate)	
Janitorial	\$ 1,836.00	\$1.00 (sf/year Estimate)	
		<b>\$8.53 (sf/year Estimate)</b>	
Total Cash Outflow	\$ 38,452.75		
Less equity build up	\$ 8,556.18	(First year only-number increases in subsequent years)	
TOTAL COST BEFORE TAXES	\$ 29,896.57		
LESS TAX SAVINGS			
Depreciation	\$ 3,240.78	(Assumes 39 year depreciation on improvements value at 35% tax bracket, State & Federal)	
Interest Deduction	\$ 4,984.23	(First year only. Assumes 35% individual tax bracket, State & Federal)	
NET COST TO OWN	\$ 21,671.55	Annually	
	\$ 1,805.96	Monthly	
	\$ 11.80	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.

GREENWOOD EXECUTIVE PARK  
FIRST FLOOR

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GREENWOOD EXECUTIVE PARK  
SECOND FLOOR

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