

# OFFICE CONDOMINIUM FOR SALE

7900 S. University Blvd., Unit 110, Centennial CO 80122



## FEATURES

- **OWNER CARRY LOAN AVAILABLE**
- Separately controlled HVAC
- Private outside entrance
- Common area restrooms
- Break room/6 offices/Waiting room/ Reception/staff window and files/Storage room

Sale Price: **\$336,150 (\$176.09/USF)**

~~\$373,500 (\$195.65/USF)~~

Size: 1,909 Usable Square Feet

County: Arapahoe

Year Built: 1999

Assoc. Dues: \$2,671.05/Quarter

Taxes: \$9,945.88 2021 due 2022

Parking: 3.75/1000



SHELDON • GOLD REALTY INC.  
commercial real estate services

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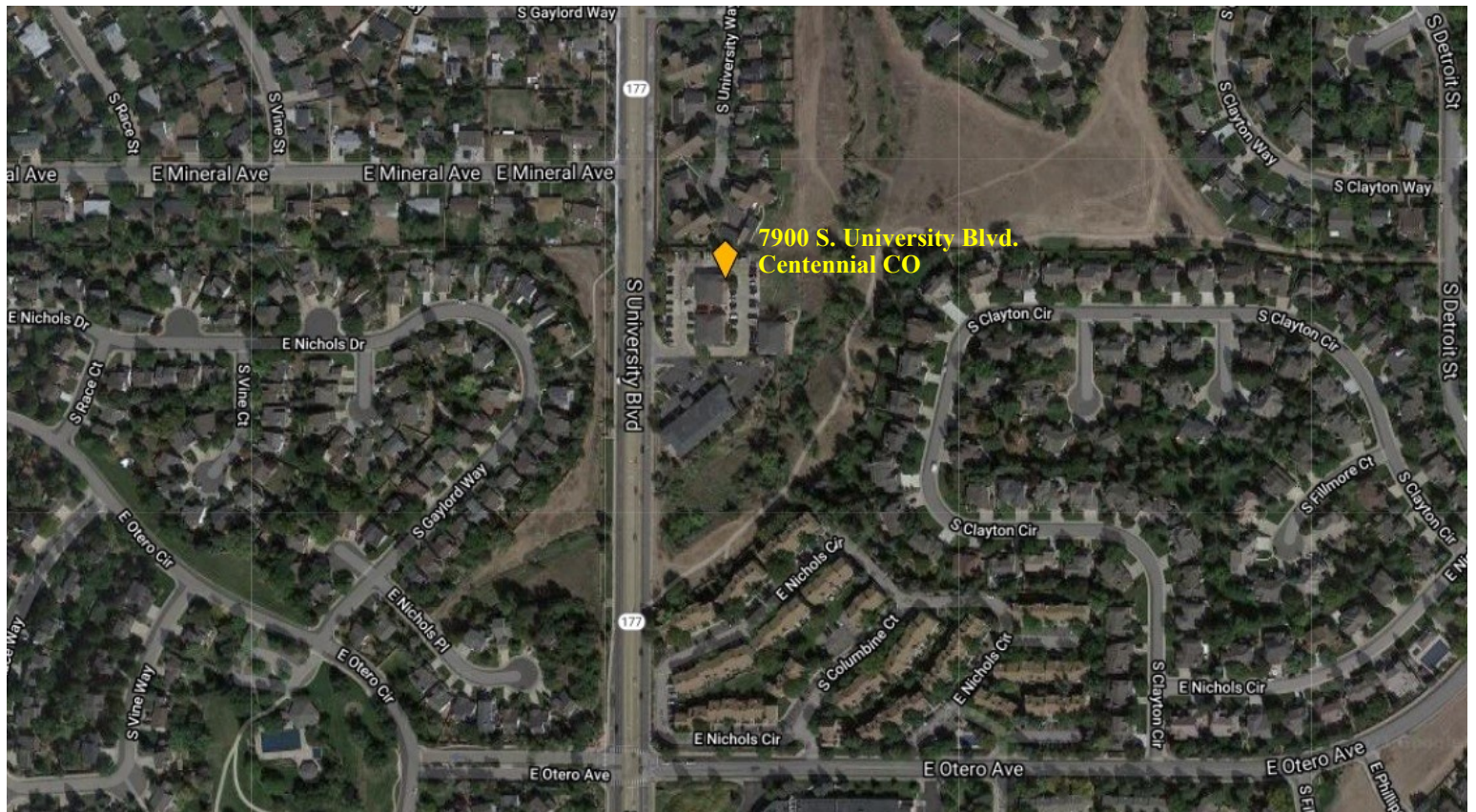
COMMERCIAL OFFICE CONDOMINIUM





# OFFICE CONDOMINIUM FOR SALE

7900 S. University Blvd., Unit 110  
Centennial CO 80112



OFFICE OWNERSHIP ANALYSIS  
 Price \$ 336,150.00

FOR: 7900 S. University Blvd., Unit 110  
 Centennial CO

Total Square Footage  
 1,909

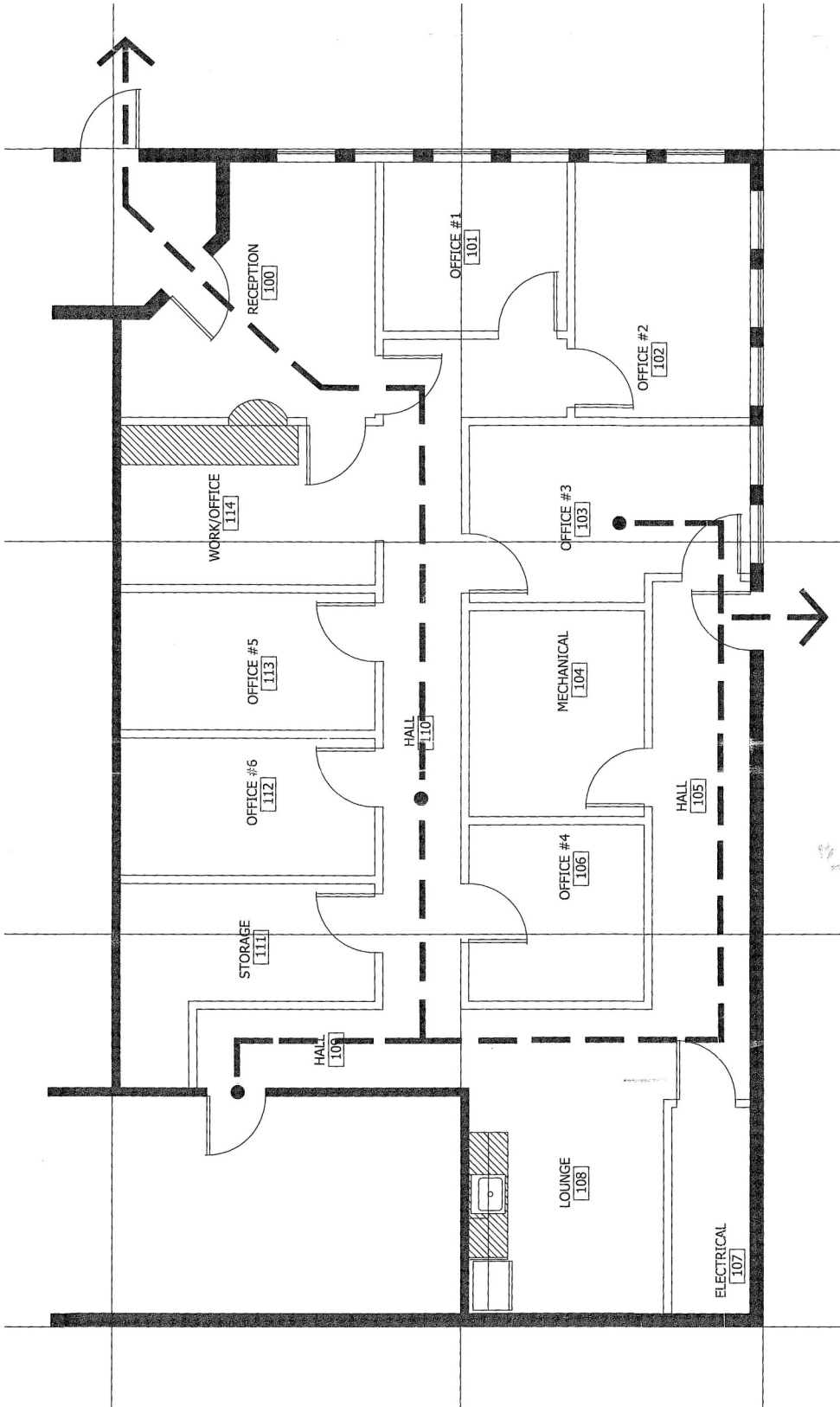
90% Financing	Mortgage Data
	1st Mortgage
Amount	\$ 302,535.00
Interest Rate	6.50%
Term	25
Payments/Year	12
Periodic Payment	\$ 2,042.74
Annual Debt Service	\$ 24,512.86
Comments	

Calculation of Improvements Value  
 Current Total County Appraised Value \$295,895  
 Current County Improvement Appraised Value \$230,955  
 Ratio of Improvement Value 0.780530256

Annual Cost			
P&I	\$ 24,512.86		
Association Dues	\$ 10,684.20	\$5.60 (sf/year Estimate)	
Taxes	\$ 9,945.88	\$5.21 (sf/year Estimate)	
Condo Insurance	\$ 954.50	\$0.50 (sf/year Estimate)	
Utilities	\$ 3,818.00	\$2.00 (sf/year Estimate)	
Misc Maintenance	\$ 477.25	\$0.25 (sf/year Estimate)	
Janitorial	\$ 2,290.80	\$1.20 (sf/year Estimate)	
		<b>\$14.76 (sf/year Estimate)</b>	
Total Cash Outflow	\$ 52,683.49		
Less equity build up	\$ 4,995.15	(First year only-number increases in subsequent years)	
TOTAL COST BEFORE TAXES	\$ 47,688.33		
LESS TAX SAVINGS			
Depreciation	\$ 2,354.65	(Assumes 39 year depreciation on improvements value at 35% tax bracket, State & Federal)	
Interest Deduction	\$ 6,831.20	(First year only. Assumes 35% individual tax bracket, State & Federal)	
NET COST TO OWN	\$ 38,502.49	Annually	
	\$ 3,208.54	Monthly	
	\$ 20.17	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.

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Egress Plan  
Scale 1/8" = 1'-0"

11/10/2010 10:30 AM  
D.M.J.