

GREENWOOD EXECUTIVE PARK OFFICE TOWNHOME FOR SALE

6412 S. Quebec St., Centennial CO 80111



FEATURES

- Extremely rare ground level only space and end unit!
- 3 sides of windows
- Located in the popular Greenwood Executive Park
- Private entrance, outside patio and restrooms
- Loft dead storage space
- Second restroom is plumbed and ready for fixture installation

Sale Price: \$299,999 (\$210.97/SSF)

Size: 1,422 Usable Square Feet

County: Arapahoe

Year Built: 1981

Assoc. Dues: \$234.57/Month

Taxes: \$5,457.56 2020 due 2021

Parking: 4/1,000



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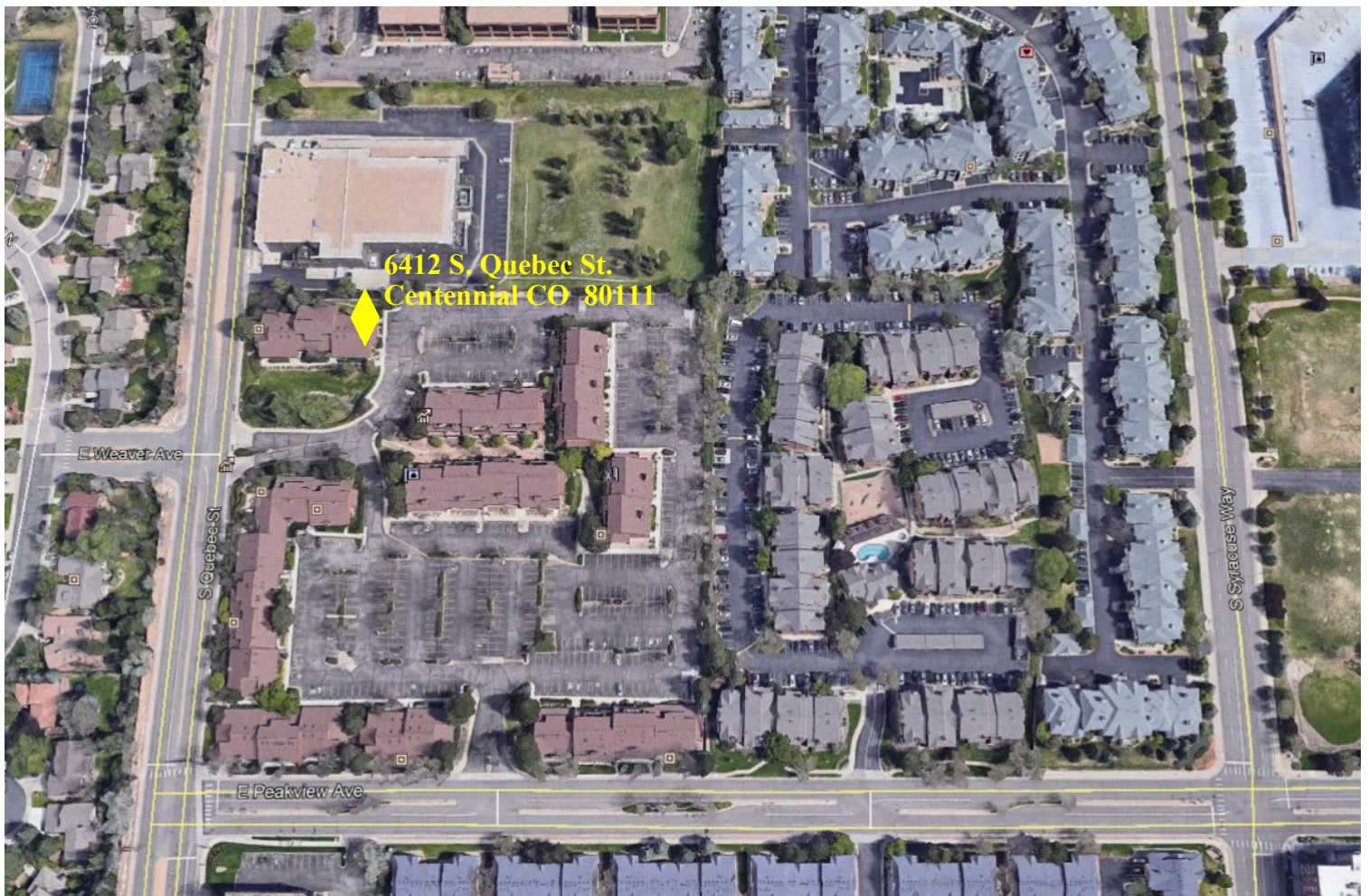
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COMMERCIAL OFFICE CONDOMINIUM



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OFFICE TOWNHOME FOR SALE
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OFFICE OWNERSHIP ANALYSIS

Price \$ 299,999.00

FOR: 6412 S. Quebec
Centennial CO

Total Square Footage
1,422

90% Financing	Mortgage Data
	1st Mortgage
Amount	\$ 269,999.10
Interest Rate	4.00%
Term	25
Payments/Year	12
Periodic Payment	\$ 1,425.15
Annual Debt Service	\$ 17,101.86
Comments	

Calculation of Improvements Value
 Current Total County Appraised Value \$220,410
 Current County Improvement Appraised Value \$185,330
 Ratio of Improvement Value 0.840842067

Annual Cost			
P&I	\$	17,101.86	
Association Dues	\$	2,814.84	\$1.98 (sf/year Estimate)
Taxes	\$	5,457.56	\$3.84 (sf/year Estimate)
Condo Insurance	\$	284.40	\$0.20 (sf/year Estimate)
Utilities	\$	1,777.50	\$1.25 (sf/year Estimate)
Misc Maintenance	\$	355.50	\$0.25 (sf/year Estimate)
Janitorial	\$	1,422.00	\$1.00 (sf/year Estimate)
			\$8.52 (sf/year Estimate)
Total Cash Outflow	\$	29,213.66	
Less equity build up	\$	6,418.72	(First year only-number increases in subsequent years)
TOTAL COST BEFORE TAXES	\$	22,794.94	
LESS TAX SAVINGS			
Depreciation	\$	2,263.80	(Assumes 39 year depreciation on improvements value at 35% tax bracket, State & Federal)
Interest Deduction	\$	3,739.10	(First year only. Assumes 35% individual tax bracket, State & Federal)
NET COST TO OWN	\$	16,792.04	Annually
	\$	1,399.34	Monthly
	\$	11.81	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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