

CREEKSIDE AT HIGHLINE OFFICE CONDOMINIUM FOR SALE

1201 S. Parker Rd., Unit 200, Denver CO 80231



COMMERCIAL OFFICE CONDOMINIUM

FEATURES

- Sliding glass doors to balconies
- Backs up to Highline canal
- HVAC maintenance provided by the association
- Functional windows
- Mountain views
- Denver mailing address but located in unincorporated Arapahoe County

Sale Price: **\$499,900 (\$180.34)**
~~\$549,900 (\$198.38/USF)~~

Size: 2,772 Usable Square Feet

County: Arapahoe

Year Built: 1981

Assoc. Dues: \$1,390.81/Month

Taxes: \$7,470.01 2020 due 2021

Parking: 4/1,000



SHELDON • GOLD REALTY INC.
commercial real estate services

Eric J. Gold, President

Office: 303.741.2500

Cell: 303.564.8500

9025 East Kenyon Avenue, Suite 100 Denver, CO 80237

egold@sg-realty.com www.sg-realty.com



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.

**CREEKSIDE AT HIGHLINE
OFFICE CONDOMINIUM FOR SALE
1201 S. Parker Rd., Unit 200, Denver CO 80231**



OFFICE OWNERSHIP ANALYSIS
 Price \$ 499,900.00

FOR: 1201 S. Parker Rd., Unit 200
 Denver CO

Total Square Footage
 2,772

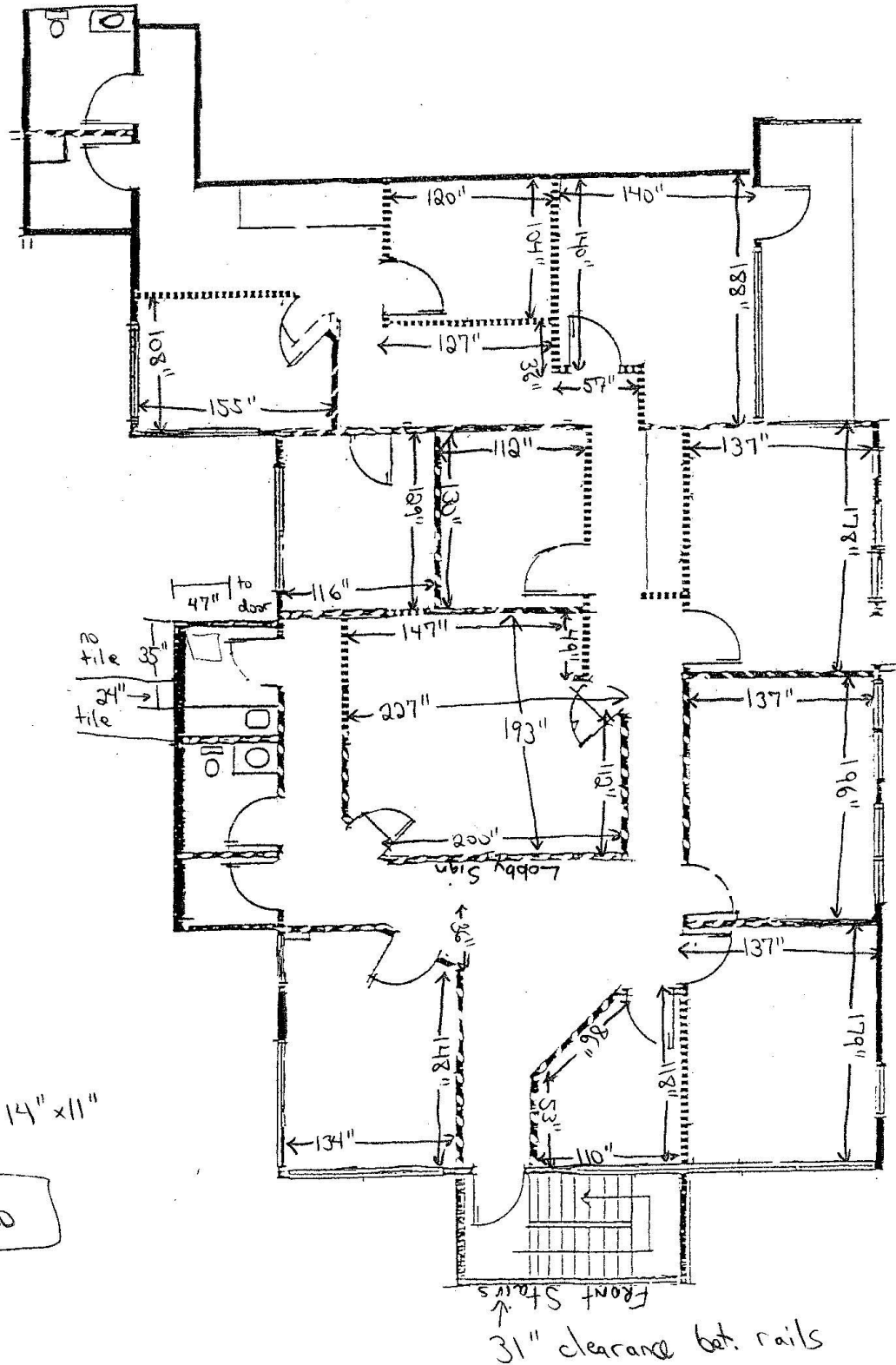
90% Financing	Mortgage Data
	1st Mortgage
Amount	\$ 449,910.00
Interest Rate	6.50%
Term	25
Payments/Year	12
Periodic Payment	\$ 3,037.82
Annual Debt Service	\$ 36,453.89
Comments	

Calculation of Improvements Value
 Current Total County Appraised Value \$401,940
 Current County Improvement Appraised Value \$321,700
 Ratio of Improvement Value 0.800368214

Annual Cost			
P&I	\$ 36,453.89		
Association Dues	\$ 16,689.72	\$6.02 (sf/year Estimate)	
Taxes	\$ 7,470.01	\$2.69 (sf/year Estimate)	
Condo Insurance	\$ 693.00	\$0.25 (sf/year Estimate)	
Utilities	\$ 4,158.00	\$1.50 (sf/year Estimate)	
Misc Maintenance	\$ 693.00	\$0.25 (sf/year Estimate)	
Janitorial	\$ 3,326.40	\$1.20 (sf/year Estimate)	
		\$11.92 (sf/year Estimate)	
Total Cash Outflow	\$ 69,484.02		
Less equity build up	\$ 7,428.46	(First year only-number increases in subsequent years)	
TOTAL COST BEFORE TAXES	\$ 62,055.56		
LESS TAX SAVINGS			
Depreciation	\$ 3,590.68	(Assumes 39 year depreciation on improvements value at 35% tax bracket, State & Federal)	
Interest Deduction	\$ 10,158.90	(First year only. Assumes 35% individual tax bracket, State & Federal)	
NET COST TO OWN	\$ 48,305.98	Annually	
	\$ 4,025.50	Monthly	
	\$ 17.43	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.

CREEKSIDE AT HIGHLINE
OFFICE CONDOMINIUM FOR SALE
1201 S. Parker Rd., Unit 200, Denver CO 80231



Bath fan 14" x 11"

Suite 200