

CREEKSIDE AT GREEN GABLES OFFICE CONDOMINIUM FOR SALE

7586 W. Jewell Ave., Unit 200, Lakewood CO 80232



FEATURES

- End cap unit with 2 sides of windows
- Walk out balcony
- Private restroom
- Functional windows

Sale Price: \$210,000 (\$138.98/SSF)
Size: 1,511 Saleable Square Feet
County: Jefferson
Year Built: 1983
Assoc. Dues: \$1,934/Quarter
Taxes: \$6,307.62 2020 due 2021



COMMERCIAL OFFICE CONDOMINIUM



SHELDON • GOLD REALTY INC.
commercial real estate services

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OFFICE OWNERSHIP ANALYSIS

Price \$ 210,000.00

FOR: 7586 W. Jewell Ave., Unit 200
Lakewood CO 80232

Total Square Footage
1,511

90% Financing	Mortgage Data
	1st Mortgage
Amount	\$ 189,000.00
Interest Rate	4.00%
Term	25
Payments/Year	12
Periodic Payment	\$ 997.61
Annual Debt Service	\$ 11,971.34
Comments	

Calculation of Improvements Value
 Current Total County Appraised Value \$219,095
 Current County Improvement Appraised Value \$63,538
 Ratio of Improvement Value 0.290002054

Annual Cost			
P&I	\$	11,971.34	
Association Dues	\$	7,736.00	\$5.12 (sf/year Estimate)
Taxes	\$	6,307.62	\$4.17 (sf/year Estimate)
Condo Insurance	\$	377.75	\$0.25 (sf/year Estimate)
Utilities	\$	2,266.50	\$1.50 (sf/year Estimate)
Misc Maintenance	\$	377.75	\$0.25 (sf/year Estimate)
Janitorial			included in association dues
			\$11.29 (sf/year Estimate)
Total Cash Outflow	\$	29,036.96	
Less equity build up	\$	4,493.12	(First year only-number increases in subsequent years)
TOTAL COST BEFORE TAXES	\$	24,543.84	
LESS TAX SAVINGS			
Depreciation	\$	546.54	(Assumes 39 year depreciation on improvements value at 35% tax bracket, State & Federal)
Interest Deduction	\$	2,617.38	(First year only. Assumes 35% individual tax bracket, State & Federal)
NET COST TO OWN	\$	21,379.92	Annually
	\$	1,781.66	Monthly
	\$	14.15	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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