

OFFICE CONDOMINIUM FOR SALE

1100 W. Littleton Blvd., Unit 240, Littleton CO 80120



FEATURES

- Furniture available
- Minutes from downtown Littleton & Light Rail
- Ample off street parking
- 1100 W Littleton Blvd is a multi-tenant professional office condominium building located near the intersection of W Littleton Blvd and S Gallup St.
- This four-story property was built in 1960.

Sale Price: \$191,000 (\$126.66/USF)

Size: 1,508 Usable Square Feet

County: Arapahoe

Year Built: 1960

Assoc. Dues: \$640/Month

Taxes: \$3,227.16 2020 due 2021



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

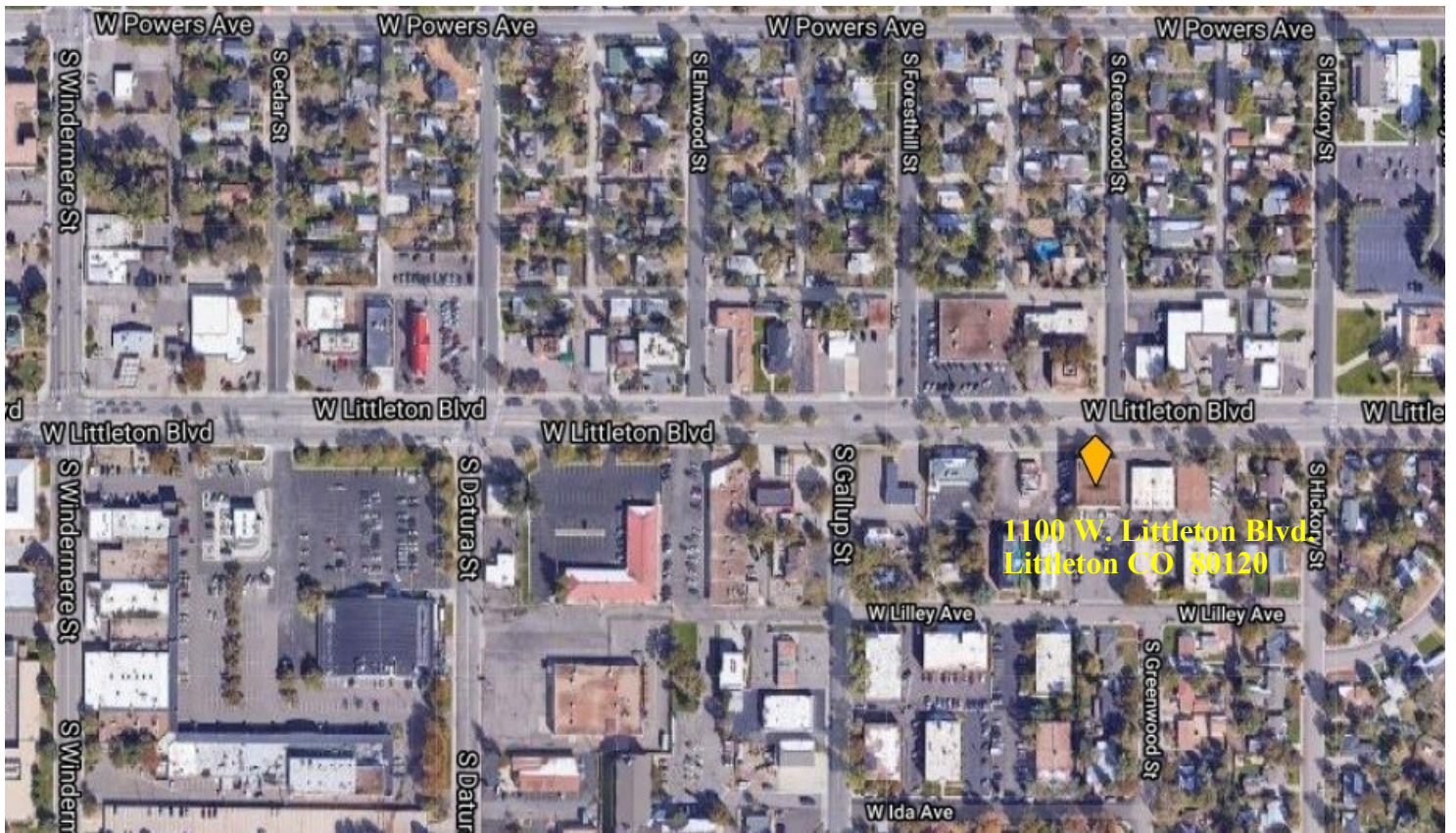
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COMMERCIAL OFFICE CONDOMINIUM



OFFICE CONDOMINIUM FOR SALE

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OFFICE OWNERSHIP ANALYSIS
 Price \$ 191,000.00

FOR: 1100 W. Littleton Blvd., Unit 240
 Littleton CO

Total Square Footage
 1,508

90% Financing	Mortgage Data
	1st Mortgage
Amount	\$ 171,900.00
Interest Rate	4.00%
Term	25
Payments/Year	12
Periodic Payment	\$ 907.35
Annual Debt Service	\$ 10,888.22
Comments	

Calculation of Improvements Value
 Current Total County Appraised Value \$128,100
 Current County Improvement Appraised Value \$120,740
 Ratio of Improvement Value 0.942544887

Annual Cost			
P&I	\$	10,888.22	
Association Dues	\$	7,680.00	\$5.09 (sf/year Estimate)
Taxes	\$	3,227.16	\$2.14 (sf/year Estimate)
Condo Insurance	\$	301.60	\$0.20 (sf/year Estimate)
Utilities			included in Association Dues
Misc Maintenance	\$	377.00	\$0.25 (sf/year Estimate)
Janitorial	\$	1,508.00	\$1.00 (sf/year Estimate)
			\$8.68 (sf/year Estimate)
Total Cash Outflow	\$	23,981.98	
Less equity build up	\$	4,086.60	(First year only-number increases in subsequent years)
TOTAL COST BEFORE TAXES	\$	19,895.38	
LESS TAX SAVINGS			
Depreciation	\$	1,615.62	(Assumes 39 year depreciation on improvements value at 35% tax bracket, State & Federal)
Interest Deduction	\$	2,380.57	(First year only. Assumes 35% individual tax bracket, State & Federal)
NET COST TO OWN	\$	15,899.19	Annually
	\$	1,324.93	Monthly
	\$	10.54	Per Square Foot Per Year

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 your individual tax consequences.
 Please consult with your legal or tax advisors before purchasing.