

# THE COMMONS OFFICE CONDOMINIUM FOR SALE

6050 Greenwood Plaza Blvd., Unit 120  
Greenwood Village CO 80111



## FEATURES

- Unsurpassed water featured landscaping
- Outdoor common BBQ and break facilities
- Two blocks from Fiddlers Green Amphitheatre
- Close proximity to the Arapahoe at Village Center RTD Light Rail Station

Sale Price: \$395,000 (\$193.82/SSF)  
Size: 2,038 Saleable Square Feet  
(1,715 Usable Square Feet)  
County: Arapahoe  
Zoning: T-C  
Year Built: 1979  
Monthly Association Dues: \$1,292.37 per month for Building 6050 Office Association Owners Association and for The Commons Management Association plus approximately \$110 for Seller's electricity share  
Taxes: \$11,208.40 2021 due 2022  
Parking: 4/1000



SHELDON • GOLD REALTY INC.  
commercial real estate services

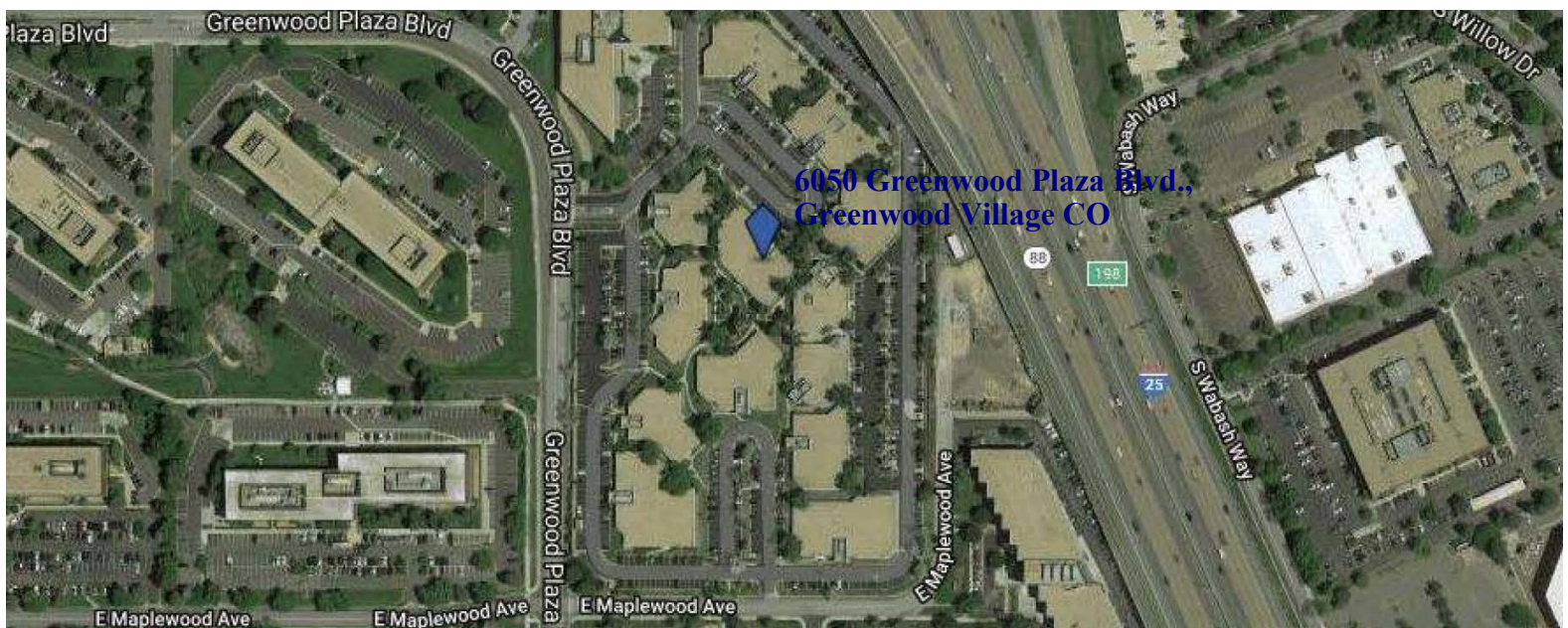
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COMMERCIAL OFFICE CONDOMINIUM

**THE COMMONS**  
**OFFICE CONDOMINIUM FOR SALE**  
**6050 Greenwood Plaza Blvd., Unit 120, Greenwood Village CO 80111**



OFFICE OWNERSHIP ANALYSIS

Price \$ 395,000.00

FOR: 6050 Greenwood Plaza Blvd., Unit 120  
Greenwood Village CO

Total Saleable Square Footage  
2,038

| 90% Financing       | Mortgage Data |
|---------------------|---------------|
|                     | 1st Mortgage  |
| Amount              | \$ 355,500.00 |
| Interest Rate       | 4.00%         |
| Term                | 25            |
| Payments/Year       | 12            |
| Periodic Payment    | \$ 1,876.46   |
| Annual Debt Service | \$ 22,517.52  |
| Comments            |               |

Calculation of Improvements Value  
 Current Total County Appraised Value \$445,900  
 Current County Improvement Appraised Value \$411,600  
 Ratio of Improvement Value 0.923076923

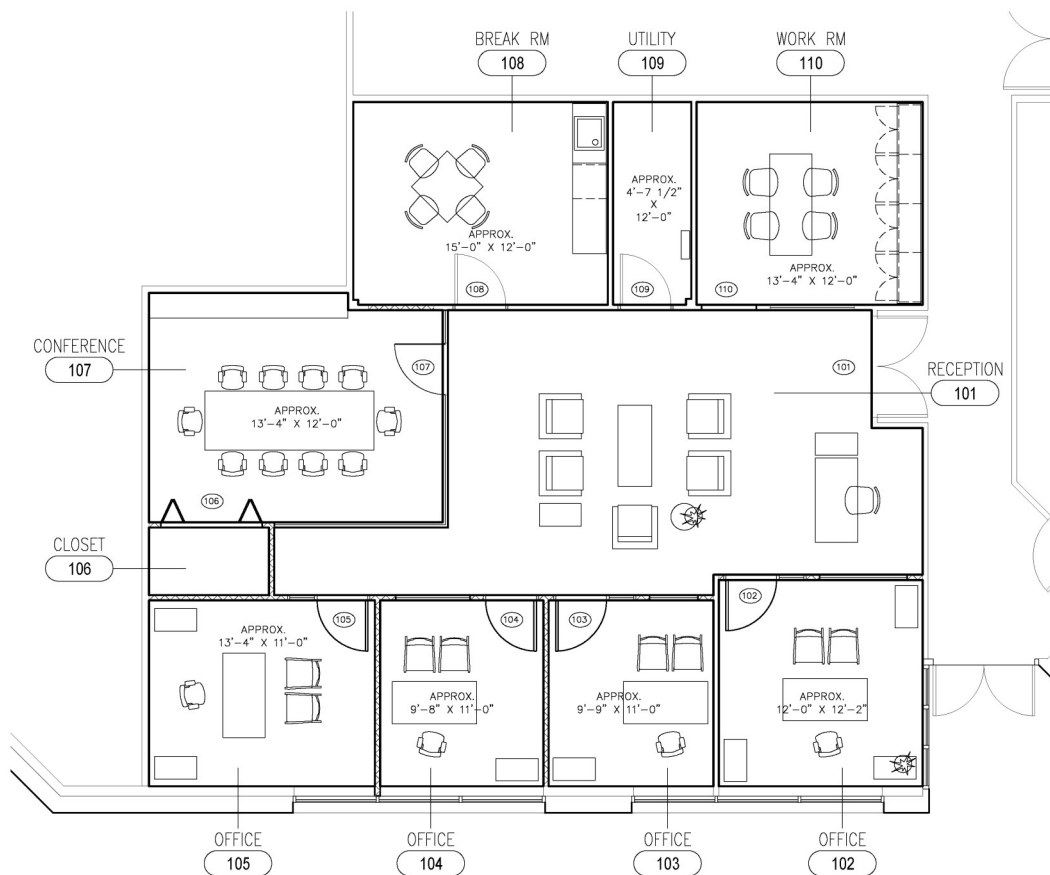
|                            |    |           |  |
|----------------------------|----|-----------|--|
| Annual Cost                |    |           |  |
| P&I                        | \$ | 22,517.52 |  |
| Owner Association Dues     | \$ | 15,508.44 | \$7.61 (sf/year Estimate)  |
| Electricity Share          | \$ | 1,320.00  | \$0.65 (sf/year Estimate)  |
| All other Utilities        | \$ | -         | \$0.00 Included in Association Dues  |
| Taxes                      | \$ | 11,208.42 | \$5.50 (sf/year Estimate)  |
| Condo Insurance            | \$ | 509.50    | \$0.25 (sf/year Estimate)  |
| Misc Maintenance           | \$ | 509.50    | \$0.25 (sf/year Estimate)  |
| Janitorial                 | \$ | 2,445.60  | \$1.20 (sf/year Estimate)  |
|                            |    |           | <b>\$15.46 (sf/year Estimate)</b>  |
| Total Cash Outflow         | \$ | 54,018.98 |  |
| Less equity build up       | \$ | 8,451.34  | (First year only-number increases in subsequent years)                                   |
| TOTAL COST<br>BEFORE TAXES | \$ | 45,567.64 |  |
| LESS TAX SAVINGS           |    |           |  |
| Depreciation               | \$ | 3,272.19  | (Assumes 39 year depreciation on improvements value at 35% tax bracket, State & Federal) |
| Interest Deduction         | \$ | 4,923.16  | (First year only. Assumes 35% individual tax bracket, State & Federal)                   |
| NET COST TO OWN            | \$ | 37,372.28 | Annually   |
|                            | \$ | 3,114.36  | Monthly  |
|                            | \$ | 18.34     | 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.

# THE COMMONS

## OFFICE CONDOMINIUM FOR SALE

### 6050 Greenwood Plaza Blvd., Unit 120, Greenwood Village CO



**1 FURNISHING AND FINISH PLAN**  
 1/4" = 1'-0"

BHAVIKATTI ARCHITECTURE LLC  
 6924 E. Heritage Pl. N.  
 Centennial, CO 80111  
 Phone: 720-291-8500  
 Email: cshwin\_bhavikatti@yahoo.com

**ESTRELLITA OFFICE  
 TENANT IMPROVEMENTS**  
 6050 GREENWOOD PLAZA BOULEVARD, SUITE #120  
 GREENWOOD VILLAGE, CO 80111

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| PERMIT REVIEW  | 08/06/13    |
| DATE   | DESCRIPTION |
| ISSUES & REVISIONS   |             |
| Drawn By   | Checked By  |
| GAP  | AB          |
| PROJECT  |             |
| 6050 Greenwood Plaza Blvd<br>Suite #120<br>Greenwood Village, CO 80111 |             |
| SHEET TITLE  |             |
| FURNISHING AND FINISH PLAN   |             |
| PROJECT #  | SHEET #     |
| A13005   | A103        |