

CREEKSIDE AT DTC OFFICE CONDOMINIUM FOR SALE

8000 E. Prentice Ave., Unit A-A2, Greenwood Village CO 80111



FEATURES

- Sliding doors to patio
- Private Outside entrance
- Unit fronts E. Prentice Ave.
- Private restroom

Sale Price: \$240,500 (\$250/SSF)
Size: 962 Saleable Square Feet
County: Arapahoe
Year Built: 1979
Assoc. Dues: \$490.00/Month
Taxes: \$5,848.56 2021 due 2022



SHELDON • GOLD REALTY INC.
commercial real estate services

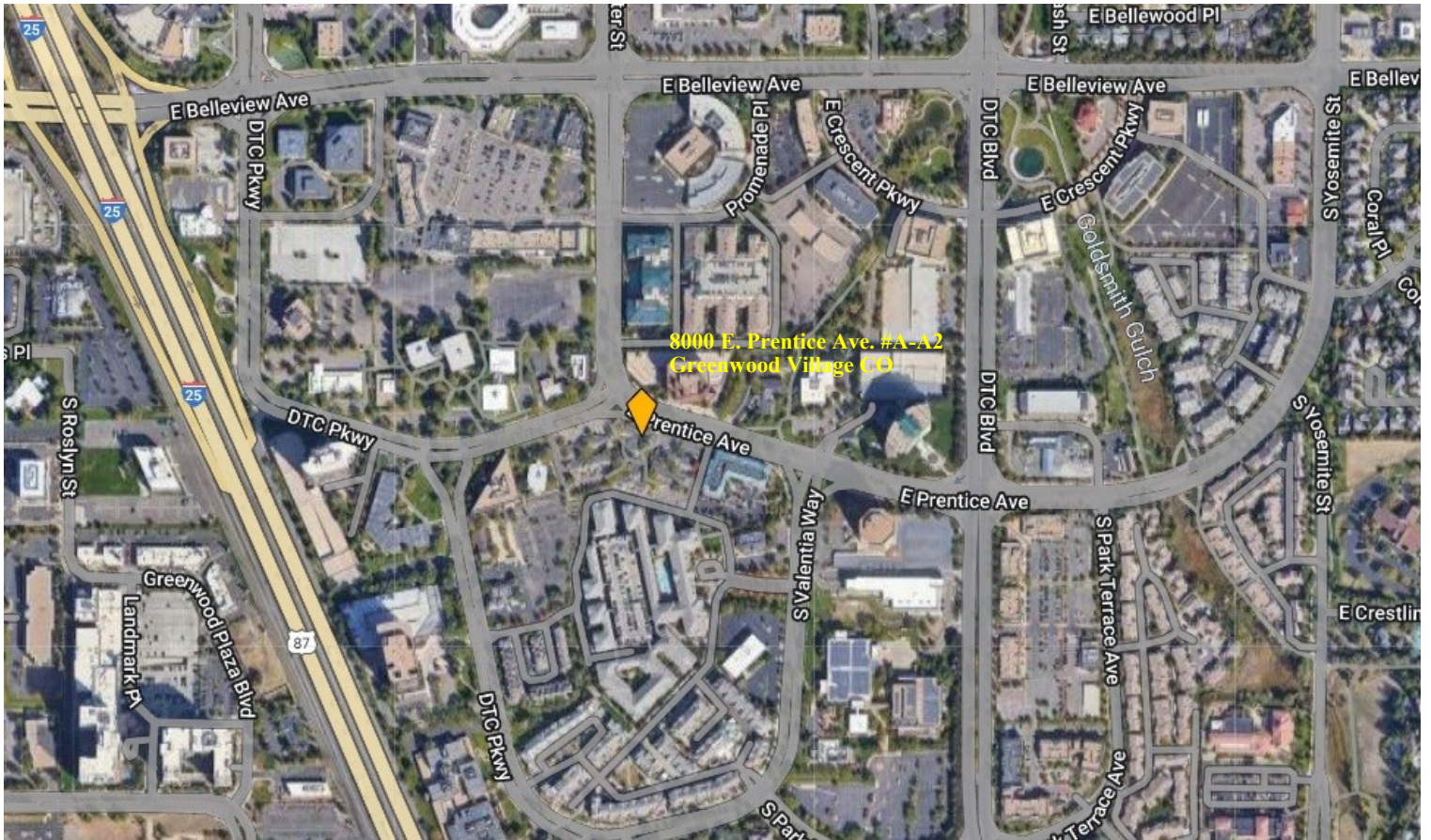
Eric J. Gold, President
Office: 303.741.2500 Cell: 303.564.8500
9025 East Kenyon Avenue, Suite 100 Denver, CO 80237
egold@sg-realty.com www.sg-realty.com

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COMMERCIAL OFFICE CONDOMINIUM



**CREEKSIDE AT DTC
OFFICE CONDOMINIUM FOR SALE
8000 E. Prentice Ave., Unit A-A2, Greenwood Village CO 80111**



OFFICE OWNERSHIP ANALYSIS

Price \$ 240,500.00

FOR: 8000 E. Prentice Ave., Unit A-A2
Greenwood Village CO

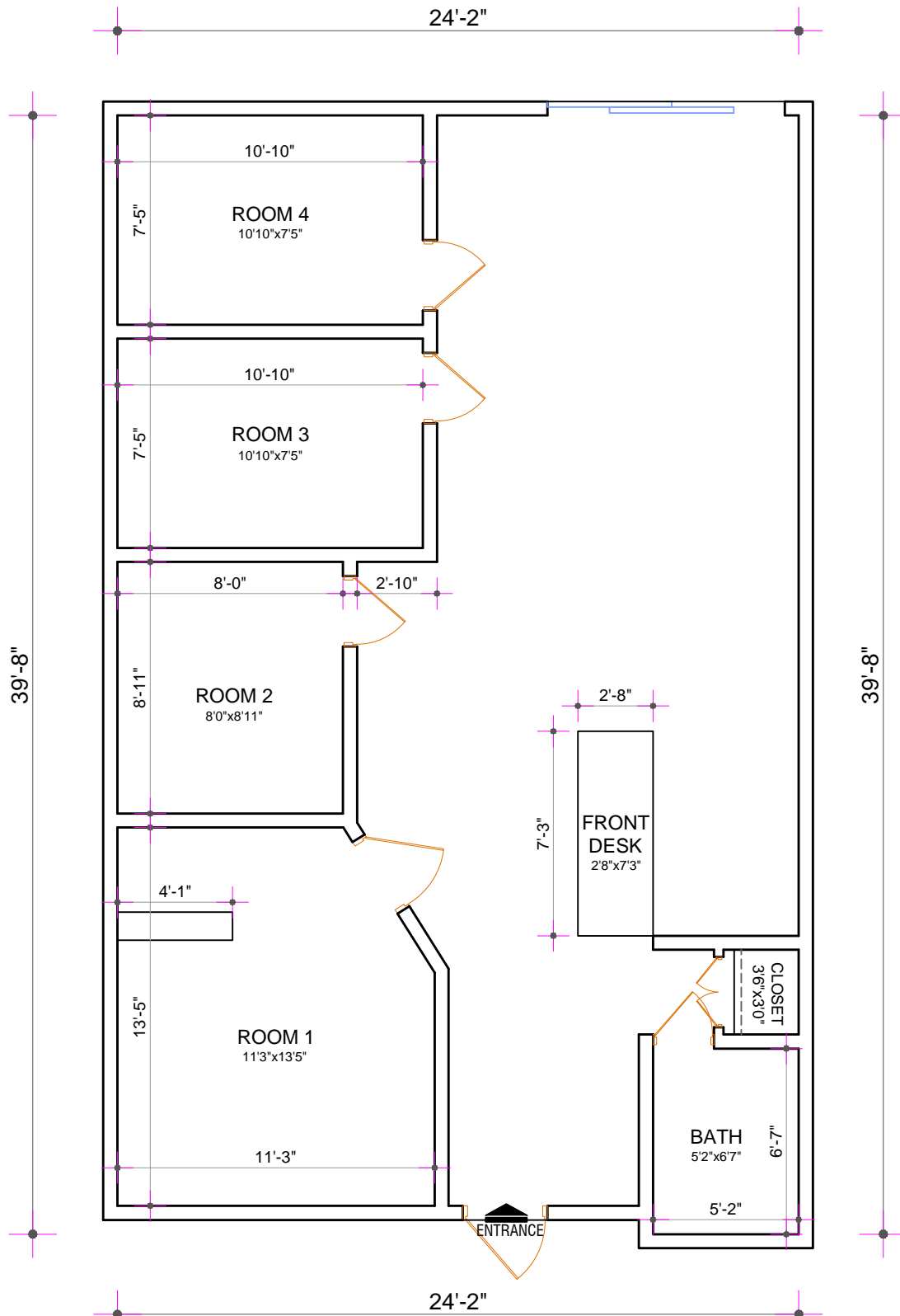
Total Square Footage
962

90% Financing	Mortgage Data
	1st Mortgage
Amount	\$ 216,450.00
Interest Rate	6.50%
Term	25
Payments/Year	12
Periodic Payment	\$ 1,461.49
Annual Debt Service	\$ 17,537.83
Comments	

Calculation of Improvements Value
 Current Total County Appraised Value \$245,820
 Current County Improvement Appraised Value \$184,300
 Ratio of Improvement Value 0.749735579

Annual Cost			
P&I	\$	17,537.83	
Association Dues	\$	5,880.00	\$6.11 (sf/year Estimate)
Taxes	\$	5,848.56	\$6.08 (sf/year Estimate)
Condo Insurance	\$	240.50	\$0.25 (sf/year Estimate)
Utilities	\$	1,924.00	\$2.00 (sf/year Estimate)
Misc Maintenance	\$	240.50	\$0.25 (sf/year Estimate)
Janitorial	\$	1,154.40	\$1.20 (sf/year Estimate)
			\$15.89 (sf/year Estimate)
Total Cash Outflow	\$	32,825.79	
Less equity build up	\$	3,573.80	(First year only-number increases in subsequent years)
TOTAL COST BEFORE TAXES	\$	29,251.99	
LESS TAX SAVINGS			
Depreciation	\$	1,618.18	(Assumes 39 year depreciation on improvements value at 35% tax bracket, State & Federal)
Interest Deduction	\$	4,887.41	(First year only. Assumes 35% individual tax bracket, State & Federal)
NET COST TO OWN	\$	22,746.40	Annually
	\$	1,895.53	Monthly
	\$	23.64	Per Square Foot Per Year

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 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.



1 FLOOR PLAN
 TOTAL AREA = 962 SQ.FT. (Room measurements are not exact)

