

CREEKSIDE AT DTC OFFICE CONDOMINIUM FOR SALE

8000 E. Prentice Ave., Unit B12, Greenwood Village CO 80111



FEATURES

- Sliding doors to patio
- Private Outside entrance
- 3 offices/open area/wet bar/private restroom

Sale Price: \$243,000 (\$252.07/USF)

Size: 964 Usable Square Feet

County: Arapahoe

Year Built: 1979

Assoc. Dues: \$491.00/Month

Taxes: \$5,860.80 2021 due 2022



SHELDON • GOLD REALTY INC.
commercial real estate services

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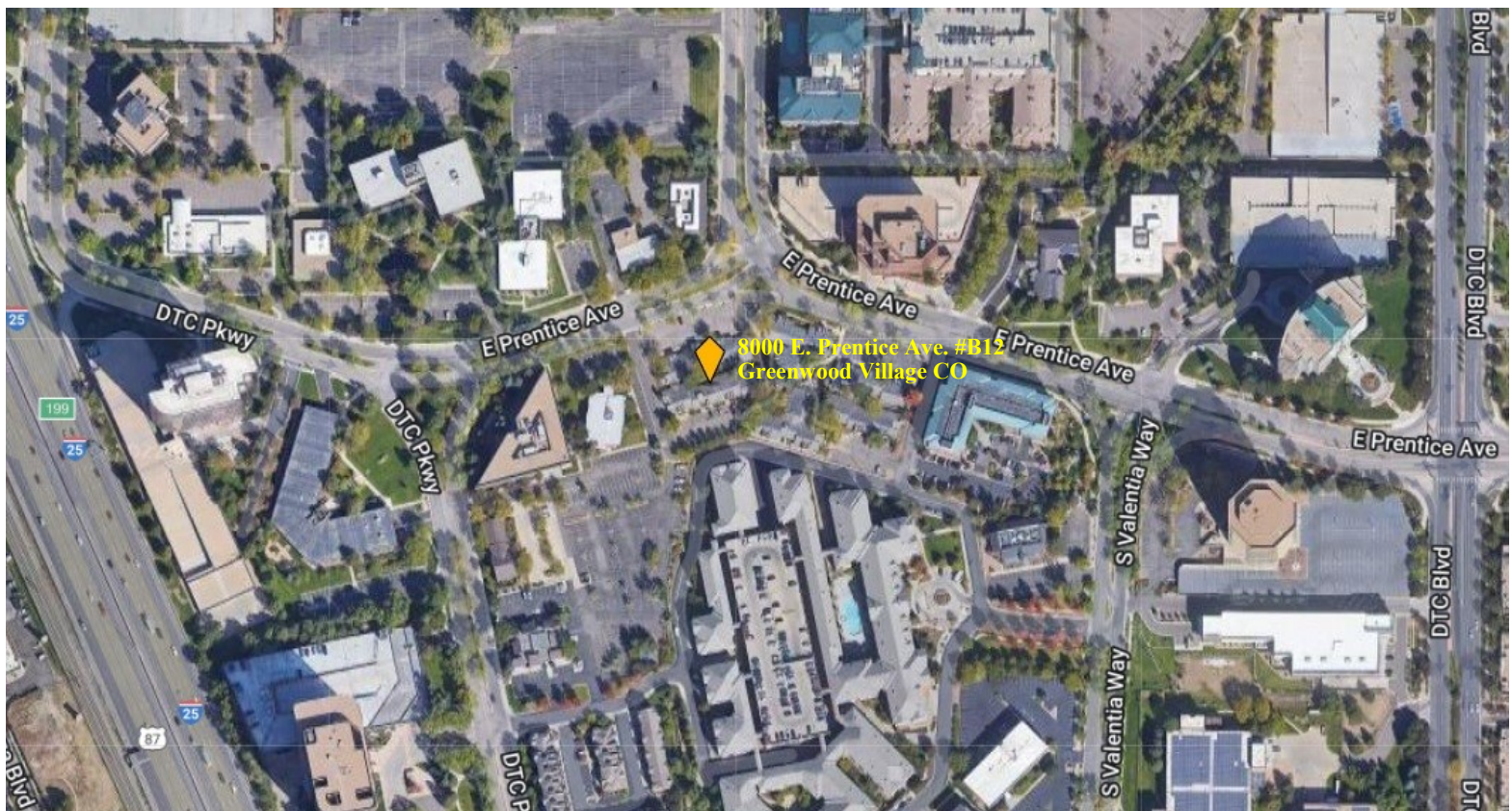
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OFFICE CONDOMINIUM FOR SALE**
8000 E. Prentice Ave., Unit B12, Greenwood Village CO 80111



OFFICE OWNERSHIP ANALYSIS

Price \$ 243,000.00

FOR: 8000 E. Prentice Ave., Unit B12
Greenwood Village COTotal Square Footage
964

90% Financing	Mortgage Data
	1st Mortgage
Amount	\$ 218,700.00
Interest Rate	4.00%
Term	25
Payments/Year	12
Periodic Payment	\$ 1,154.38
Annual Debt Service	\$ 13,852.55
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	\$	13,852.55	
Association Dues	\$	5,892.00	\$6.11 (sf/year Estimate)
Taxes	\$	5,860.80	\$6.08 (sf/year Estimate)
Condo Insurance	\$	241.00	\$0.25 (sf/year Estimate)
Utilities	\$	1,446.00	\$1.50 (sf/year Estimate)
Misc Maintenance	\$	241.00	\$0.25 (sf/year Estimate)
Janitorial	\$	1,156.80	\$1.20 (sf/year Estimate)
			\$15.39 (sf/year Estimate)

Total Cash Outflow \$ 28,690.15

Less equity build up \$ 5,199.18 (First year only-number increases in subsequent years)

TOTAL COST

BEFORE TAXES \$ 23,490.97

LESS TAX SAVINGS

Depreciation	\$	1,635.00	(Assumes 39 year depreciation on improvements value at 35% tax bracket, State & Federal)
Interest Deduction	\$	3,028.68	(First year only. Assumes 35% individual tax bracket, State & Federal)

NET COST TO OWN	\$	18,827.29	Annually
	\$	1,568.94	Monthly
	\$	19.53	Per Square Foot Per Year

Disclosure:

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