

HOMESTEAD OFFICE PARK OFFICE CONDOMINIUM FOR SALE

6881 S. Holly Circle, Unit 205, Centennial CO 80112



FEATURES

- Basement dead storage
- Street monument signage

Sale Price: \$399,999 (\$184.67/USF)
Size: 2,166 Usable Square Feet
County: Arapahoe
Year Built: 2000
Assoc. Dues: \$672/Month
Taxes: \$12,851.53 2021 due 2022
Elevators: One
Parking: 3.26/1000



SHELDON • GOLD REALTY INC.
commercial real estate services

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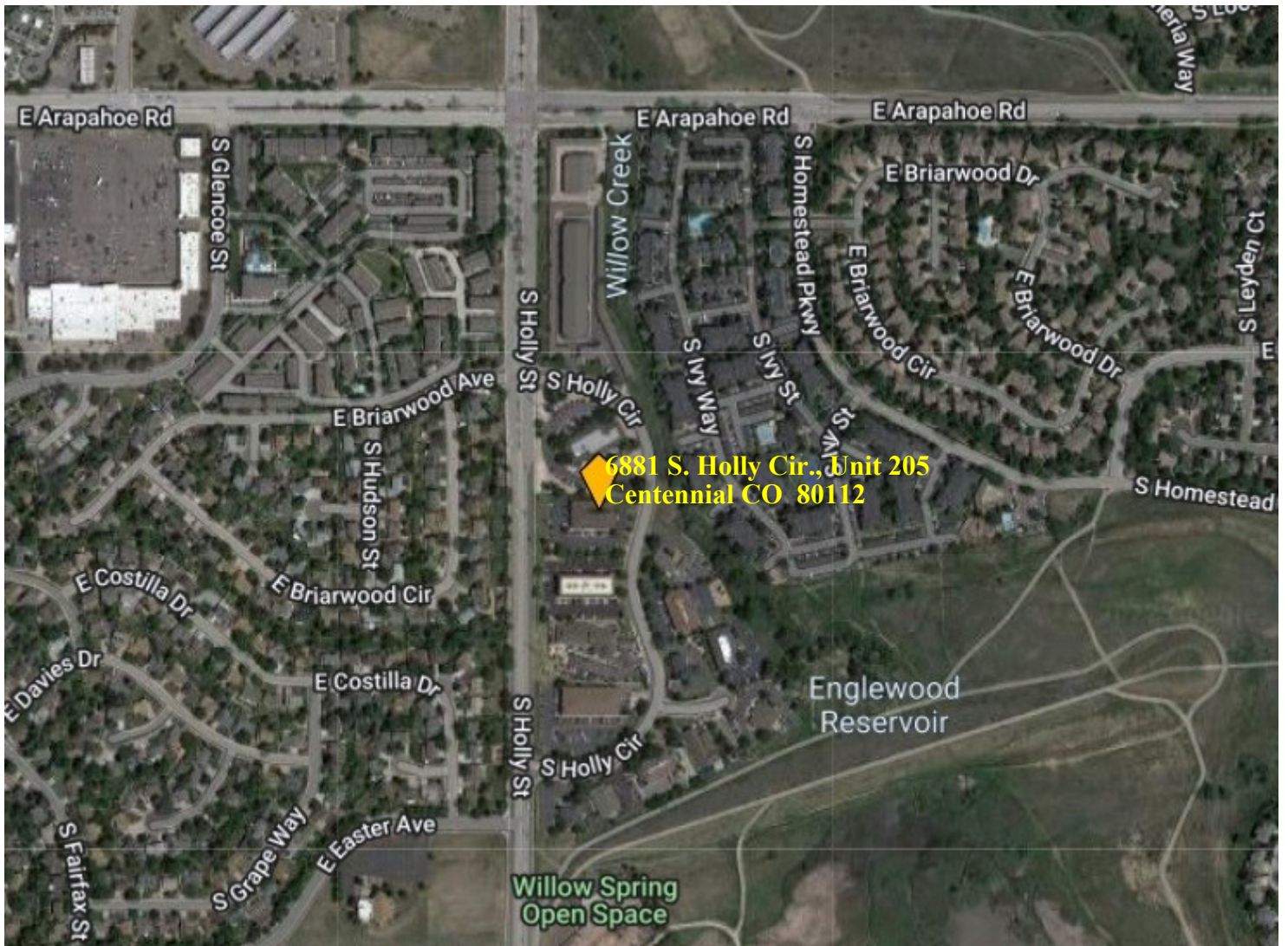
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COMMERCIAL OFFICE CONDOMINIUM

HOMESTEAD OFFICE PARK
OFFICE CONDOMINIUM FOR SALE
6681 S. Holly Circle, Unit 205, Centennial CO 80112



OFFICE OWNERSHIP ANALYSIS

Price \$ 399,999.00

FOR: 6881 S. Holly Circle, Unit 205
Centennial COTotal Square Footage
2,166

90% Financing	Mortgage Data
	1st Mortgage
Amount	\$ 359,999.10
Interest Rate	4.00%
Term	25
Payments/Year	12
Periodic Payment	\$ 1,900.21
Annual Debt Service	\$ 22,802.49
Comments	

Calculation of Improvements Value

Current Total County Appraised Value \$454,860

Current County Improvement Appraised Value \$354,617

Ratio of Improvement Value 0.779617904

Annual Cost

P&I	\$	22,802.49	
Association Dues	\$	8,064.00	\$3.72 (sf/year Estimate)
Taxes	\$	12,851.53	\$5.93 (sf/year Estimate)
Condo Insurance	\$	541.50	\$0.25 (sf/year Estimate)
Utilities	\$	3,249.00	\$1.50 (sf/year Estimate)
Misc Maintenance	\$	541.50	\$0.25 (sf/year Estimate)
Janitorial	\$	2,599.20	\$1.20 (sf/year Estimate)
			\$12.86 (sf/year Estimate)

Total Cash Outflow \$ 50,649.22

Less equity build up \$ 8,558.30 (First year only-number increases in subsequent years)

TOTAL COST

BEFORE TAXES \$ 42,090.92

LESS TAX SAVINGS

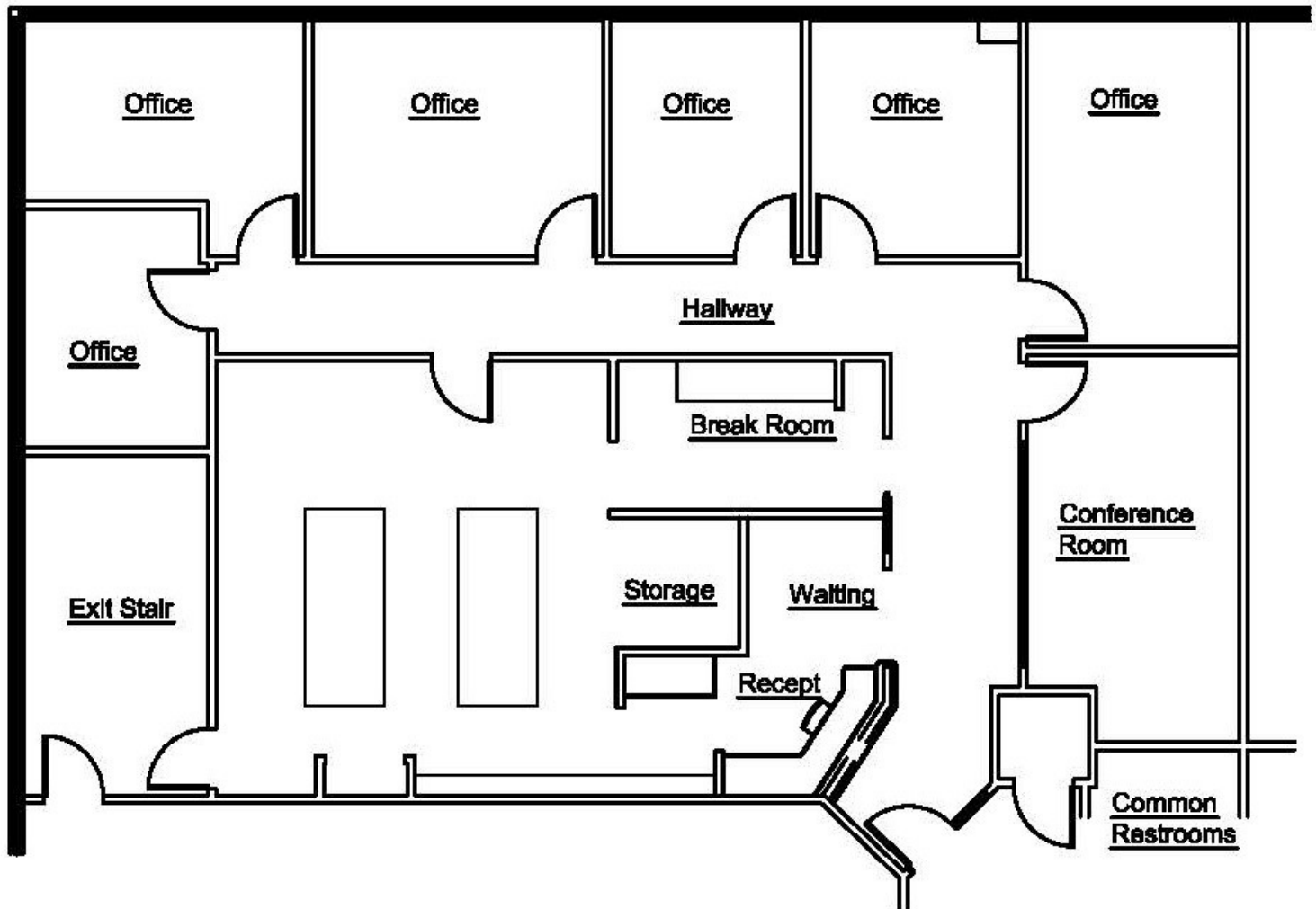
Depreciation	\$	2,798.62	(Assumes 39 year depreciation on improvements value at 35% tax bracket, State & Federal)
Interest Deduction	\$	4,985.47	(First year only. Assumes 35% individual tax bracket, State & Federal)

NET COST TO OWN \$ 34,306.83 Annually
 \$ 2,858.90 Monthly
 \$ 15.84 Per Square Foot Per Year

Disclosure:

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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.

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OVERALL SUITE PLAN