

TRE TORRE AT SOUTHPARK OFFICE CONDOMINIUM FOR SALE

8191 Southpark Lane, Unit 102, Littleton CO 80120



FEATURES

- One elevator
- Private restrooms
- Private outside entrances
- Separate HVAC

Sale Price: \$163,440 (\$240.00/SSF)
Size: 681 Saleable Square Feet
County: Arapahoe
Zoning: PD-I
Year Built: 2005
Parking: 3.41/1000
Assoc. Dues: \$246.00/Month
Taxes: \$4,178.62 2021 due 2022



SHELDON • GOLD REALTY INC.
commercial real estate services

Eric J. Gold, President
Office: 303.741.2500
Cell: 303.564-8500

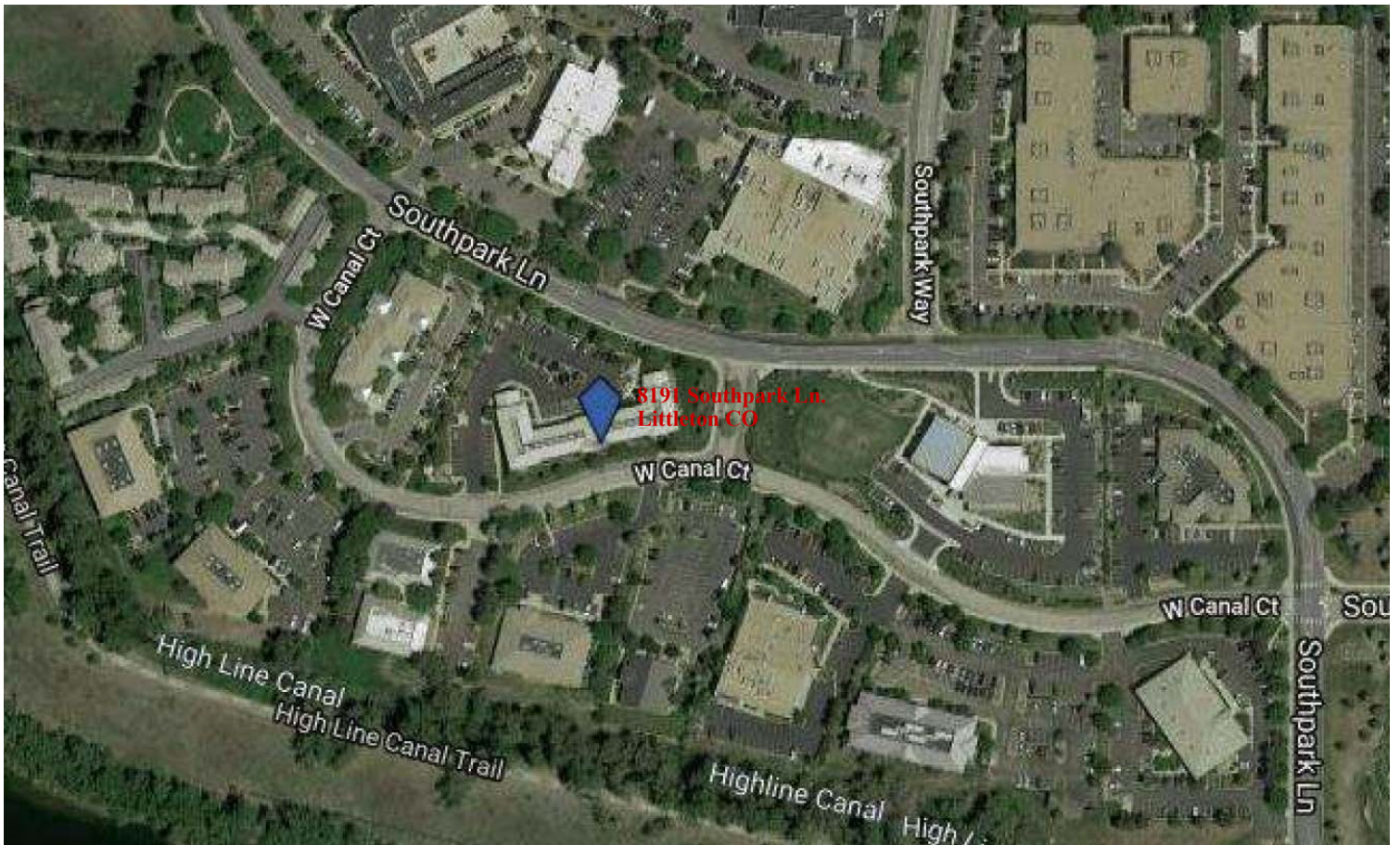
9025 East Kenyon Avenue, Suite 100 Denver, CO 80237
egold@sg-realty.com www.sg-realty.com



THE INFORMATION CONTAINED HEREIN, WHILE NOT GUARANTEED, IS FROM SOURCES WE BELIEVE RELIABLE. PRICE, TERMS AND INFORMATION ARE SUBJECT TO CHANGE. SHELDON•GOLD REALTY INC. AND ITS BROKER ASSOCIATES, ARE OR WILL BE ACTING AS AGENTS OF THE SELLER/LESSOR WITH THE DUTY TO REPRESENT THE INTERESTS OF THE SELLER/LESSOR. SHELDON•GOLD REALTY INC. WILL NOT ACT AS YOUR AGENT UNLESS AN AGENCY AGREEMENT IS SIGNED AND IN EFFECT.

COMMERCIAL OFFICE CONDOMINIUM

**TRE TORRE AT SOUTHPARK
OFFICE CONDOMINIUM FOR SALE
8191 Southpark Lane, Unit 102, Littleton CO 80120**



OFFICE OWNERSHIP ANALYSIS

Price \$ 163,440.00

FOR: 8191 Southpark Lane, Unit 102
Littleton CO

Total Square Footage
681

90% Financing	Mortgage Data
	1st Mortgage
Amount	\$ 147,096.00
Interest Rate	4.00%
Term	25
Payments/Year	12
Periodic Payment	\$ 776.43
Annual Debt Service	\$ 9,317.12
Comments	

Calculation of Improvements Value
 Current Total County Appraised Value \$146,415
 Current County Improvement Appraised Value \$108,660
 Ratio of Improvement Value 0.742137076

Annual Cost			
P&I	\$	9,317.12	
Association Dues	\$	2,952.00	\$4.33 (sf/year Estimate)
Taxes	\$	4,178.62	\$6.14 (sf/year Estimate)
Condo Insurance	\$	170.25	\$0.25 (sf/year Estimate)
Utilities	\$	1,021.50	\$1.50 (sf/year Estimate)
Misc Maintenance	\$	170.25	\$0.25 (sf/year Estimate)
Janitorial	\$	817.20	\$1.20 (sf/year Estimate)
			\$13.67 (sf/year Estimate)
Total Cash Outflow	\$	18,626.94	
Less equity build up	\$	3,496.93	(First year only-number increases in subsequent years)
TOTAL COST BEFORE TAXES	\$	15,130.01	
LESS TAX SAVINGS			
Depreciation	\$	1,088.54	(Assumes 39 year depreciation on improvements value at 35% tax bracket, State & Federal)
Interest Deduction	\$	2,037.07	(First year only. Assumes 35% individual tax bracket, State & Federal)
NET COST TO OWN	\$	12,004.40	Annually
	\$	1,000.37	Monthly
	\$	17.63	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.