

THE BELVEDERE TOWER OFFICE CONDOMINIUM FOR SALE

475 W. 12th Ave., Unit E, Denver CO 80204



FEATURES

- Luxury office finish with high ceilings and lots of glass
- Elevator identity
- Excellent, immediate access off Speer Boulevard at 12th Avenue

Sale Price: \$780,000 (\$357.14/SSF)
Size: 2,184 Saleable Square Feet
Floor: 2nd floor
County: Denver
Year Built: 2000
Assoc. Dues: \$952.00/Month
Taxes: \$16,887.54 2021 due 2022
Zoning: D-GT
Parking: 3 separately deeded spaces available at \$40,000 per space



SHELDON • GOLD REALTY INC.
commercial real estate services

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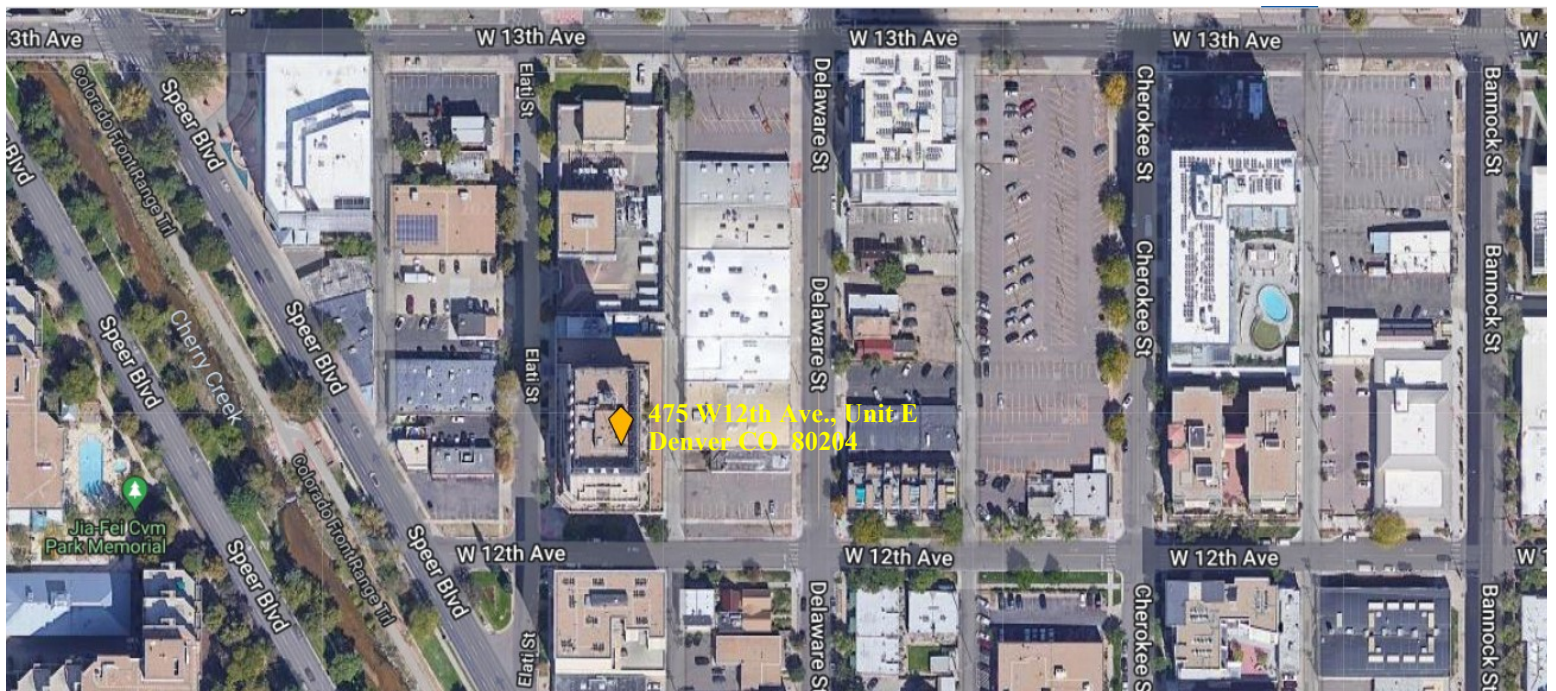
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COMMERCIAL OFFICE CONDOMINIUM



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OFFICE OWNERSHIP ANALYSIS

Price \$ 780,000.00

FOR: 475 W. 12th Ave., Unit E
Denver COTotal Square Footage
2,184

90% Financing	Mortgage Data
	1st Mortgage
Amount	\$ 702,000.00
Interest Rate	6.50%
Term	25
Payments/Year	12
Periodic Payment	\$ 4,739.95
Annual Debt Service	\$ 56,879.45
Comments	

Calculation of Improvements Value	
Current Total County Appraised Value	\$780,400
Current County Improvement Appraised Value	\$630,100
Ratio of Improvement Value	0.807406458

Annual Cost

P&I	\$	56,879.45		
Association Dues	\$	11,424.00	\$5.23	(sf/year Estimate)
Taxes	\$	16,887.54	\$7.73	(sf/year Estimate)
Condo Insurance	\$	546.00	\$0.25	(sf/year Estimate)
Utilities	\$	808.08	\$0.37	(sf/year Estimate) Electric only
Misc Maintenance	\$	546.00	\$0.25	(sf/year Estimate)
Janitorial	\$	2,620.80	\$1.20	(sf/year Estimate)
			\$15.03	(sf/year Estimate)
Total Cash Outflow	\$	89,711.87		

Less equity build up	\$	11,590.72	(First year only-number increases in subsequent years)
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TOTAL COST

BEFORE TAXES \$ 78,121.15

LESS TAX SAVINGS

Depreciation	\$	5,651.85	(Assumes 39 year depreciation on improvements value at 35% tax bracket, State & Federal)
Interest Deduction	\$	15,851.06	(First year only. Assumes 35% individual tax bracket, State & Federal)

NET COST TO OWN	\$	56,618.25	Annually
	\$	4,718.19	Monthly
	\$	25.92	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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