

CREEKSIDE AT HIGHLINE OFFICE CONDOMINIUM FOR SALE

1181 S. Parker Rd., Unit 103, Denver CO 80231



FEATURES

- Common area rest rooms
- Private outside entrance
- Functional Windows
- Sliding glass doors to balcony
- Backs to the highline canal
- Ground level condo unit
- Separate HVAC and utilities

Sale Price: \$165,000 (\$209.39/SSF)
Size: 788 Saleable Square Feet
County: Arapahoe
Year Built: 1984
Assoc. Dues: \$493/Month
Taxes: \$2,972.10 2022 due 2023



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**CREEKSIDE AT HIGHLINE
OFFICE CONDOMINIUM FOR SALE
1181 S. Parker Rd., Unit 103, Denver CO 80231**



OFFICE OWNERSHIP ANALYSIS

Price \$ 165,000.00

FOR: 1181 S. Parker Rd., Unit 103
Denver COTotal Square Footage
788

| 90% Financing | Mortgage Data |
|---------------------|---------------|
| | 1st Mortgage |
| | |
| Amount | \$ 148,500.00 |
| Interest Rate | 6.50% |
| Term | 25 |
| Payments/Year | 12 |
| Periodic Payment | \$ 1,002.68 |
| Annual Debt Service | \$ 12,032.19 |
| Comments | |
| | |

Calculation of Improvements Value
 Current Total County Appraised Value \$114,260
 Current County Improvement Appraised Value \$91,460
 Ratio of Improvement Value 0.800455102

Annual Cost

| | | | |
|------------------|----|-----------|-----------------------------------|
| P&I | \$ | 12,032.19 | |
| Association Dues | \$ | 5,916.00 | \$7.51 (sf/year Estimate) |
| Taxes | \$ | 2,972.10 | \$3.77 (sf/year Estimate) |
| Condo Insurance | \$ | 197.00 | \$0.25 (sf/year Estimate) |
| Utilities | \$ | 1,576.00 | \$2.00 (sf/year Estimate) |
| Misc Maintenance | \$ | 197.00 | \$0.25 (sf/year Estimate) |
| Janitorial | \$ | 945.60 | \$1.20 (sf/year Estimate) |
| | | | \$14.98 (sf/year Estimate) |

Total Cash Outflow \$ 23,835.89

Less equity build up \$ 2,451.88 (First year only-number increases in subsequent years)

TOTAL COST

BEFORE TAXES \$ 21,384.01

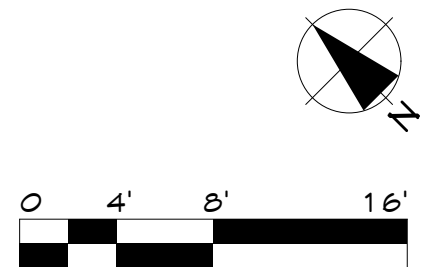
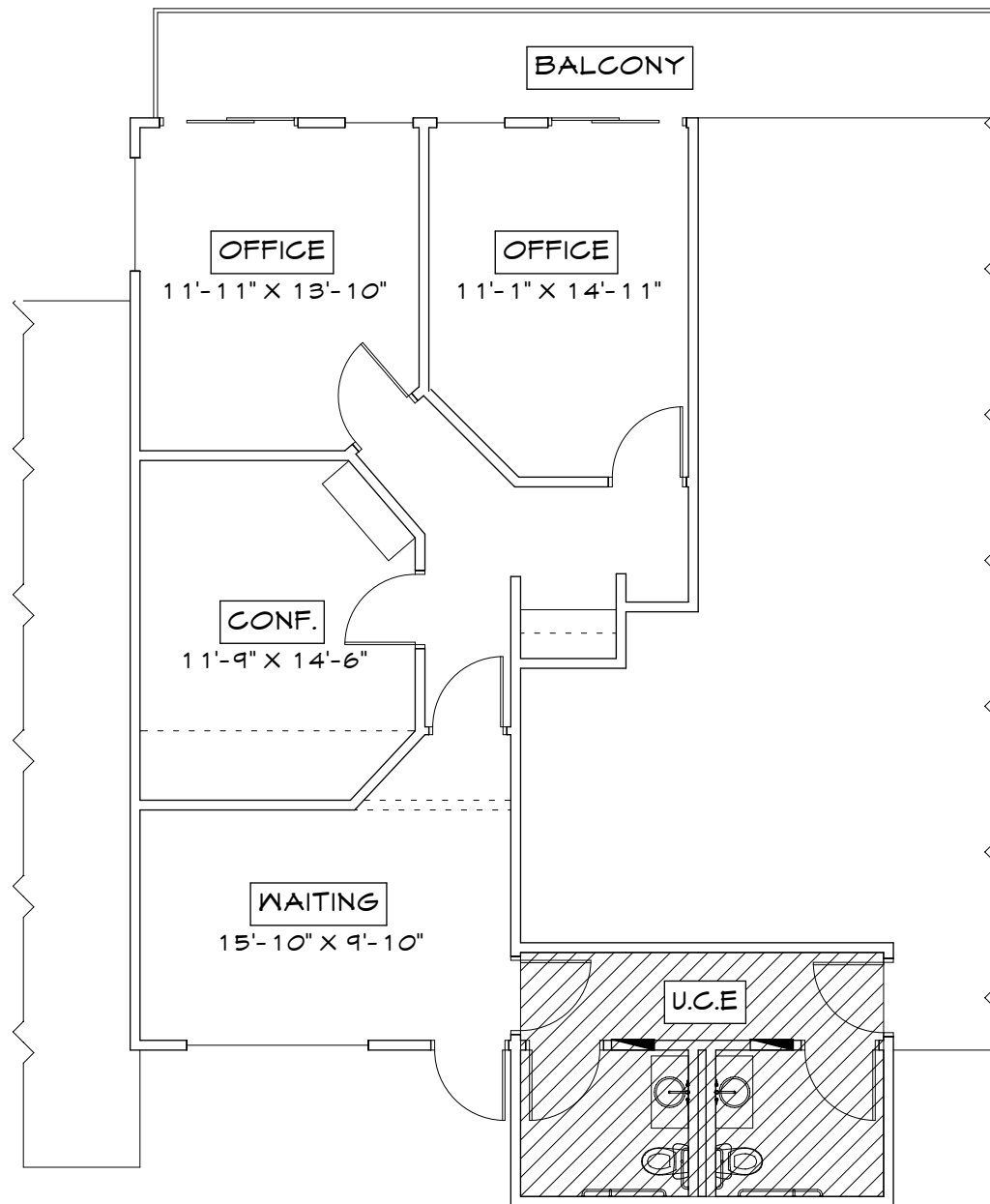
LESS TAX SAVINGS

| | | | |
|--------------------|----|----------|--|
| Depreciation | \$ | 1,185.29 | (Assumes 39 year depreciation on improvements value at 35% tax bracket, State & Federal) |
| Interest Deduction | \$ | 3,353.11 | (First year only. Assumes 35% individual tax bracket, State & Federal) |

| | | | |
|-----------------|----|-----------|--------------------------|
| NET COST TO OWN | \$ | 16,845.61 | Annually |
| | \$ | 1,403.80 | Monthly |
| | \$ | 21.38 | 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.



SHEET

DRAWING

SUITE 103-118 SALEABLE SQUARE FEET
 DATE: 2/13/23
 TITLE: EXISTING PLAN
 SCALE: 1/8" = 1'-0"

PROJECT

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