

CREEKSIDE AT HIGHLINE OFFICE CONDOMINIUM FOR SALE

1191 S. Parker Rd., Unit 101, Denver CO 80231



FEATURES

- 2 rest rooms
- 2 outside entrances
- Ground level
- Functional Windows
- Shower
- Sliding glass doors to porch area
- Backs to the highline canal
- Ground level condo unit
- Parker Rd. frontage
- Separate HVAC and utilities

Sale Price: \$335,000 (\$171.71/SSF)
Size: 1,951 Saleable Square Feet
County: Arapahoe
Year Built: 1984
Assoc. Dues: \$1,222.77/Month
Taxes: \$6,991.41 2021 due 2022



COMMERCIAL OFFICE CONDOMINIUM



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commercial real estate services

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OFFICE CONDOMINIUM FOR SALE
1191 S. Parker Rd., Unit 101, Denver CO 80231**



OFFICE OWNERSHIP ANALYSIS
 Price \$ 335,000.00

FOR: 1191 S. Parker Rd., Unit 101
 Denver CO

Total Square Footage
 1,951

90% Financing	Mortgage Data
	1st Mortgage
Amount	\$ 301,500.00
Interest Rate	6.50%
Term	25
Payments/Year	12
Periodic Payment	\$ 2,035.75
Annual Debt Service	\$ 24,429.00
Comments	

Calculation of Improvements Value
 Current Total County Appraised Value \$282,895
 Current County Improvement Appraised Value \$226,415
 Ratio of Improvement Value 0.800349953

Annual Cost			
P&I	\$	24,429.00	
Association Dues	\$	14,673.24	\$7.52 (sf/year Estimate)
Taxes	\$	6,991.41	\$3.58 (sf/year Estimate)
Condo Insurance	\$	487.75	\$0.25 (sf/year Estimate)
Utilities	\$	2,926.50	\$1.50 (sf/year Estimate)
Misc Maintenance	\$	487.75	\$0.25 (sf/year Estimate)
Janitorial	\$	2,341.20	\$1.20 (sf/year Estimate)
			\$14.30 (sf/year Estimate)
Total Cash Outflow	\$	52,336.85	
Less equity build up	\$	4,978.06	(First year only-number increases in subsequent years)
TOTAL COST BEFORE TAXES	\$	47,358.78	
LESS TAX SAVINGS			
Depreciation	\$	2,406.18	(Assumes 39 year depreciation on improvements value at 35% tax bracket, State & Federal)
Interest Deduction	\$	6,807.83	(First year only. Assumes 35% individual tax bracket, State & Federal)
NET COST TO OWN	\$	38,144.77	Annually
	\$	3,178.73	Monthly
	\$	19.55	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.

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