

# SINGLE TENANT LEASED INVESTMENT MEDICAL CONDOMINIUM FOR SALE

**6909 S. Holly Cir., Units 100, 110 & 120, Centennial CO 80112**



## FEATURES

- Tenant lease term thru July 31, 2025
- Tenant is a Physical Therapist specializing in pelvic health
- 1st Floor Unit
- Recently renovated building
- Monument signage

Sale Price: \$350,000 (\$136.45/SSF)  
Size: 2,565 Saleable Square Feet  
Cap Rate: 7.34%  
County: Arapahoe  
Year Built: 1982  
Assoc. Dues: \$953/Month  
Taxes: \$12,370.94 2021 due 2022



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# MEDICAL/OFFICE CONDOMINIUM FOR SALE

6909 S. Holly Cir., Units 100, 110 & 120, Centennial CO 80112



Name 6909 S. Holly Cir., #100/110/120  
 Location Centennial CO 80112  
 Type of Property Office Condominium  
 Size of Property 2,565 (Sq. Ft./Units)  
 Purpose \_\_\_\_\_

## Annual Property Operating Data

Purchase Price \$350,000  
 Acquisition Costs \_\_\_\_\_  
 Loan Points \_\_\_\_\_  
 Down Payment \_\_\_\_\_

Assessed/Appraised Values	Existing	Balance	Payment	#Pmts. /Yr.	Interest	Term
Land	1st					
Improvements	2nd					
Personal Property						
Total	Potential					
	1st					
	2nd					

Adjusted Basis as of: \_\_\_\_\_ \$350,000

ALL FIGURES ARE ANNUAL	\$/SQ FT	%	COMMENTS/FOOTNOTES
	or \$/Unit	of GOI	
<b>RENTAL INCOME</b>			50,114.00 \$ .62 escalations per year
Plus: Other Income (affected by vacancy)			
Less: Vacancy & Cr. Losses ( of )			
<b>EFFECTIVE RENTAL INCOME</b>			50,114.00
Plus: Other Income (not affected by vacancy)			
<b>GROSS OPERATING INCOME</b>			50,114.00
OPERATING EXPENSES:			
Real Estate Taxes		12,371	
Personal Property Taxes			
Property Insurance		614	
Association Dues		11,436	Janitorial and Utilities included in Association Dues
Security			
Supplies			
Gas & Electric			
Repairs and Maintenance			
Miscellaneous			
Trash and Waste			
Sewer			
Water			
Accounting and Legal			
Licenses/Permits			
Advertising			
Supplies			
Miscellaneous Contract Services:			
<b>TOTAL OPERATING EXPENSES</b>			24,421 \$9.52/RSF/Year
<b>NET OPERATING INCOME</b>			25,693 7.34% CAP Rate
Less: Annual Debt Service			
Less: Funded Reserves			
Less: Leasing Commissions			
Less: Capital Additions			
<b>CASH FLOW BEFORE TAXES</b>			

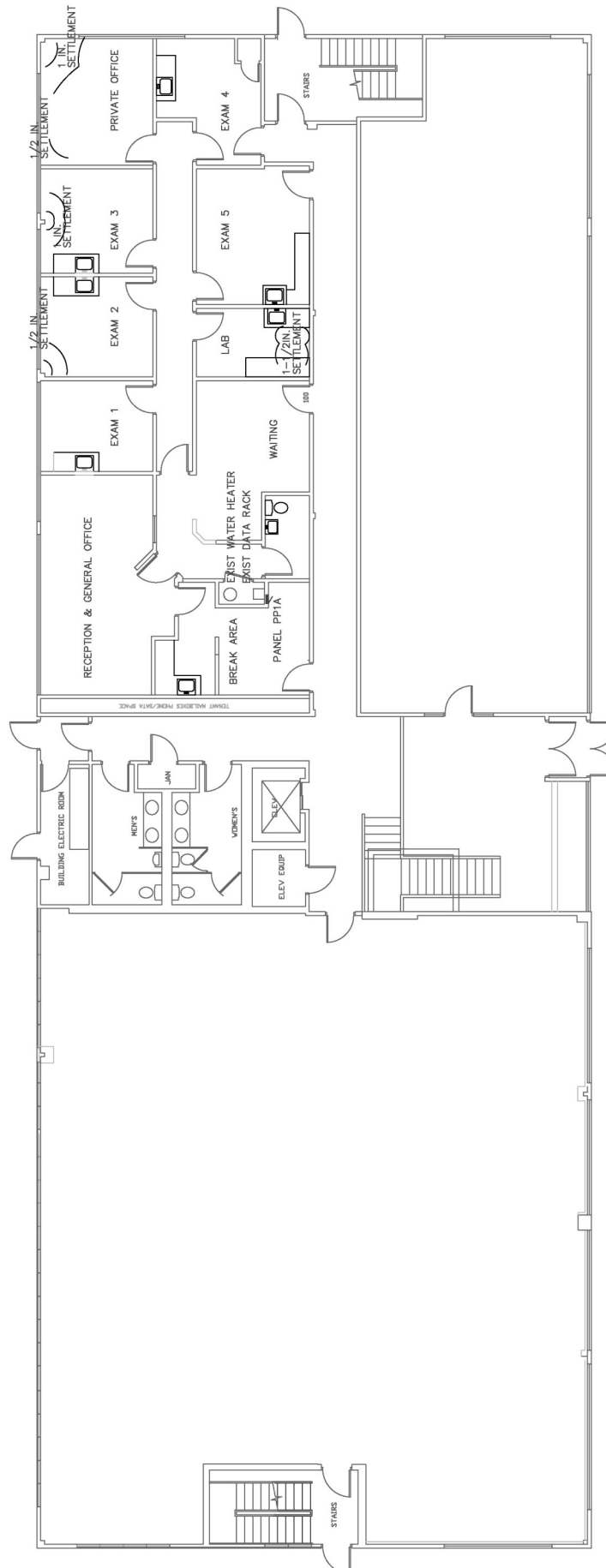
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Prepared by: \_\_\_\_\_

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1st FLOOR PLAN

SCALE: 1/8" IN. = 1' FT