

GREENWOOD EXECUTIVE PARK OFFICE CONDOMINIUM FOR SALE

7445 E. Peakview Ave., Centennial CO 80111



FEATURES

- 6 levels
- Sliding glass doors onto patio
- Functional windows
- Separately controlled HVAC
- Private rest rooms
- Private outside entrance

Sale Price: \$475,000 (\$144.95/SSF)
Size: 3,277 Saleable Square Feet
Includes 385/SSF finished basement
County: Arapahoe
Year Built: 1981
Assoc. Dues: \$593.06/Month
Taxes: \$11,316.31 2023 due 2024
Parking: 4/1000



COMMERCIAL OFFICE CONDOMINIUM



SHELDON • GOLD REALTY INC.
commercial real estate services



Eric J. Gold, President

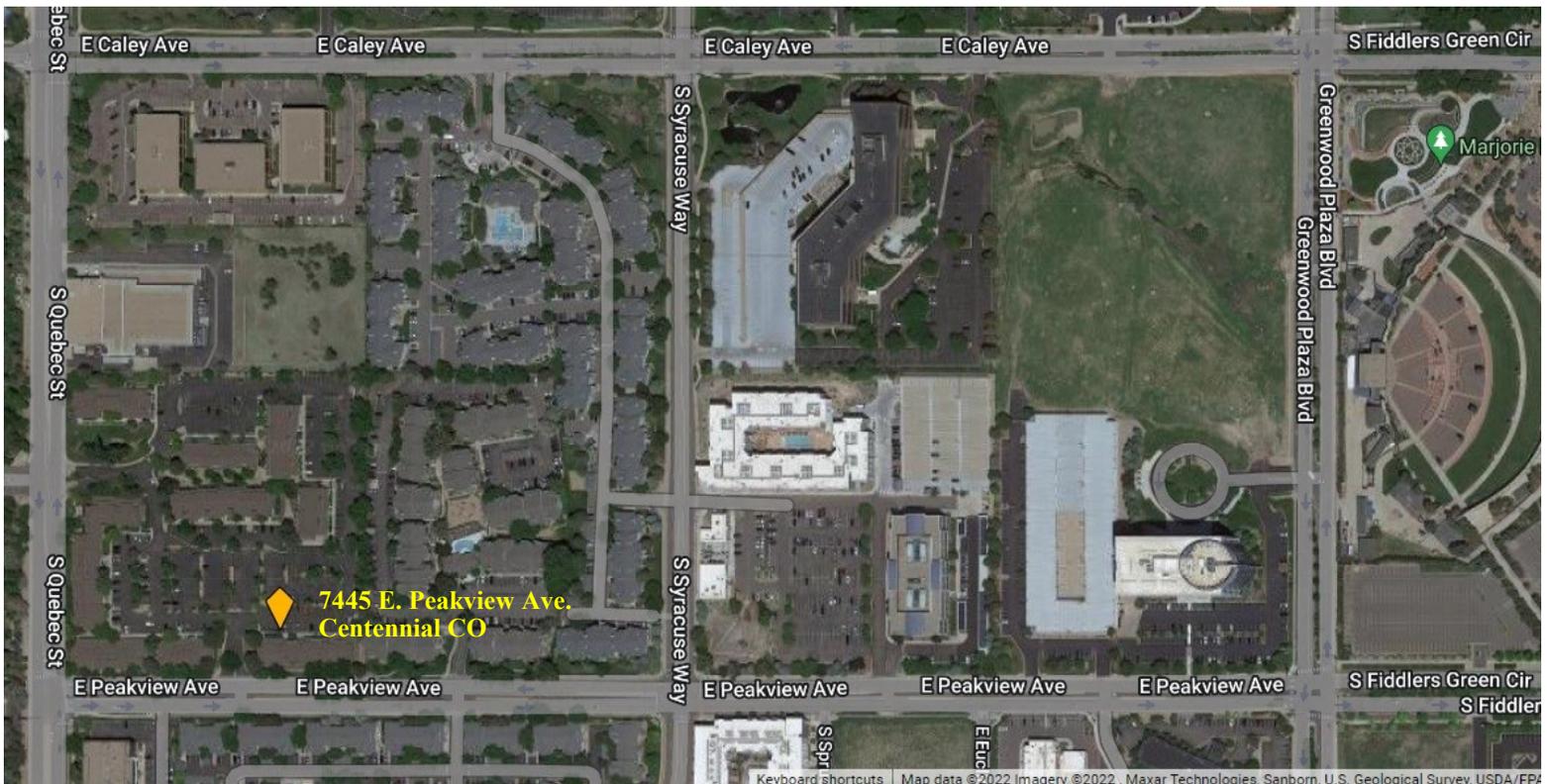
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**GREENWOOD EXECUTIVE PARK
OFFICE CONDOMINIUM FOR SALE
7445 E. Peakview Ave., Centennial CO 80111**



OFFICE OWNERSHIP ANALYSIS
 Price \$ 475,000.00

FOR: 7445 E. Peakview Ave.
 Centennial CO

Total Square Footage
 3,277

OWNER CARRY BACK LOAN

80% Financing	Mortgage Data
	1st Mortgage
Amount	\$ 380,000.00
Interest Rate	6.00%
Term	25
Payments/Year	12
Periodic Payment	\$ 2,448.35
Annual Debt Service	\$ 29,380.14
Comments	

Calculation of Improvements Value
 Current Total County Appraised Value \$448,260
 Current County Improvement Appraised Value \$420,660
 Ratio of Improvement Value 0.938428591

Annual Cost			
P&I	\$	29,380.14	
Association Dues	\$	7,116.72	\$2.17 (sf/year Estimate)
Taxes	\$	11,316.31	\$3.45 (sf/year Estimate)
Condo Insurance	\$	1,638.50	\$0.50 (sf/year Estimate)
Utilities	\$	6,554.00	\$2.00 (sf/year Estimate)
Misc Maintenance	\$	819.25	\$0.25 (sf/year Estimate)
Janitorial	\$	3,932.40	\$1.20 (sf/year Estimate)
			\$9.57 (sf/year Estimate)
Total Cash Outflow	\$	60,757.32	
Less equity build up	\$	6,764.15	(First year only-number increases in subsequent years)
TOTAL COST			
BEFORE TAXES	\$	53,993.18	
LESS TAX SAVINGS			
Depreciation	\$	4,000.35	(Assumes 39 year depreciation on improvements value at 35% tax bracket, State & Federal)
Interest Deduction	\$	7,915.60	(First year only. Assumes 35% individual tax bracket, State & Federal)
NET COST TO OWN	\$	42,077.22	Annually
	\$	3,506.44	Monthly
	\$	12.84	Per Square Foot Per Year

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 your individual tax consequences.
 Please consult with your legal or tax advisors before purchasing.