

THE COMMONS AT INVERNESS OFFICE CONDOMINIUM FOR SALE

68 Inverness Ln., East, Units 201 & 202, Englewood CO 80112



FEATURES

- Two walk out balconies
- Corner unit
- Two units combined. Easy to lease one out with separate entrance
- Functional windows
- One elevator
- Furniture available
- Building dead storage closet

Sale Price: \$319,999 (\$273.04/USF)

Size: 1,172 usable Square Feet

County: Arapahoe

Year Built: 2002

Assoc. Dues: \$1,828.70/quarter, Association pays gas

Taxes: \$6,059.39 2022 due 2023



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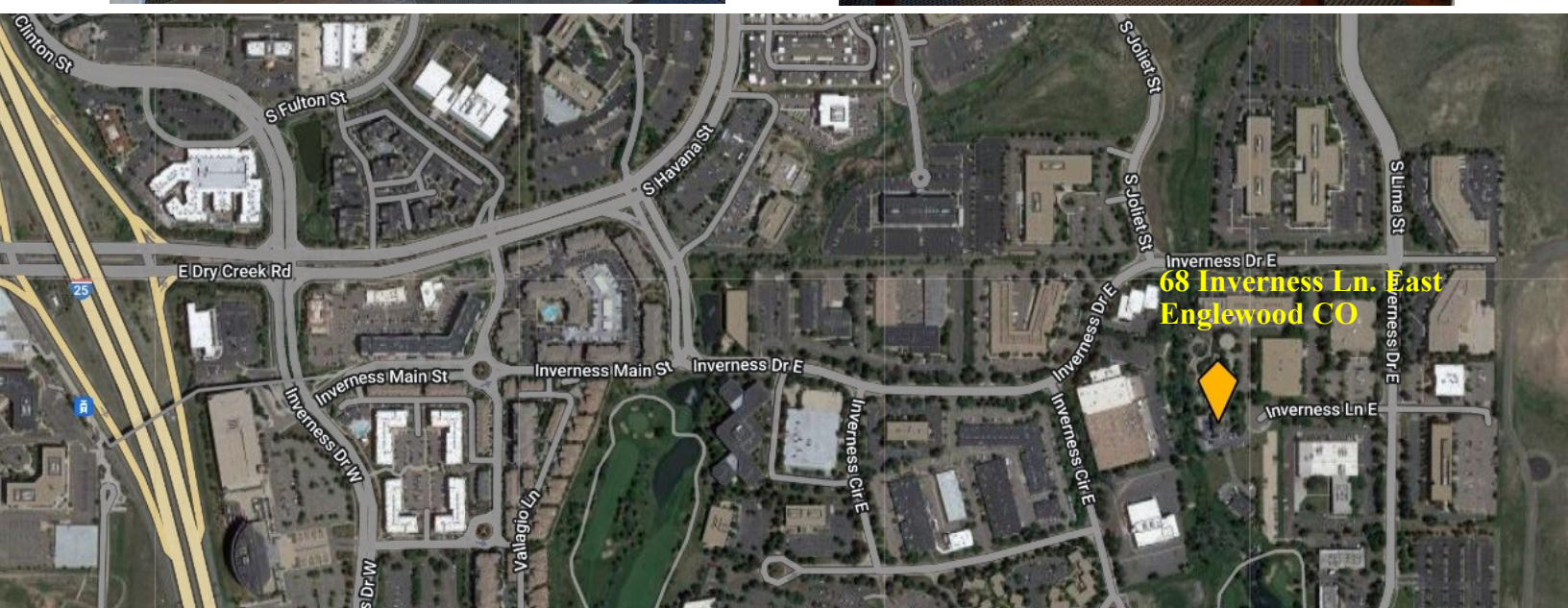
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OFFICE OWNERSHIP ANALYSIS

Price \$ 319,999.00

FOR: 68 Inverness Ln., East, Units 201 and 202
Englewood COTotal Square Footage
1,172

90% Financing	Mortgage Data
	1st Mortgage
Amount	\$ 287,999.10
Interest Rate	6.50%
Term	25
Payments/Year	12
Periodic Payment	\$ 1,944.59
Annual Debt Service	\$ 23,335.09
Comments	

Calculation of Improvements Value

Current Total County Appraised Value \$210,960

Current County Improvement Appraised Value \$110,054

Ratio of Improvement Value 0.521681835

Annual Cost

P&I	\$	23,335.09		
Association Dues	\$	7,314.80	\$6.24 (sf/year Estimate)	
Taxes	\$	6,059.39	\$5.17 (sf/year Estimate)	
Condo Insurance	\$	293.00	\$0.25 (sf/year Estimate)	
Utilities	\$	1,200.00	\$1.02 (sf/year Estimate)	Association pays gas
Misc Maintenance	\$	293.00	\$0.25 (sf/year Estimate)	
Janitorial	\$	1,406.40	\$1.20 (sf/year Estimate)	
			\$14.13 (sf/year Estimate)	

Total Cash Outflow \$ 39,901.68

Less equity build up \$ 4,755.15 (First year only-number increases in subsequent years)

TOTAL COST

BEFORE TAXES \$ 35,146.53

LESS TAX SAVINGS

Depreciation	\$	1,498.16	(Assumes 39 year depreciation on improvements value at 35% tax bracket, State & Federal)
Interest Deduction	\$	6,502.98	(First year only. Assumes 35% individual tax bracket, State & Federal)

NET COST TO OWN \$ 27,145.39 Annually
 \$ 2,262.12 Monthly
 \$ 23.16 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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