

DAYTON PLAZA CONDOMINIUMS

OFFICE CONDOMINIUM FOR SALE

6635 S. Dayton St., Unit 310, Greenwood Village CO 80111



FEATURES

- After hours entry system
- Double panel signage on S. Dayton Street
- Easy access to restaurants, shopping & light rail
- Full service association includes janitorial & utilities
- 3 Offices/Reception

Sale Price: \$96,140 (\$151.88/SSF)

Size: 633 Saleable Square Feet
(506 Usable Square Feet)

County: Arapahoe

Year Built: 1974

Assoc. Dues: \$406/Month

Taxes: \$5,869.10 2022 due 2023

Parking: 2.16/1000



SHELDON • GOLD REALTY INC.
commercial real estate services



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COMMERCIAL OFFICE CONDOMINIUM

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OFFICE OWNERSHIP ANALYSIS

Price \$ 96,140.00

FOR: 6635 S. Dayton St., Unit 310
Greenwood Village COTotal Square Footage
633

80% Financing	Mortgage Data
	1st Mortgage
Amount	\$ 76,912.00
Interest Rate	7.00%
Term	25
Payments/Year	12
Periodic Payment	\$ 543.60
Annual Debt Service	\$ 6,523.18
Comments	

Calculation of Improvements Value

Current Total County Appraised Value \$86,020

Current County Improvement Appraised Value \$55,225

Ratio of Improvement Value 0.64200186

Annual Cost

P&I	\$ 6,523.18	
Association Dues	\$ 4,872.00	\$7.70 (sf/year Estimate)
Taxes	\$ 5,869.10	\$9.27 (sf/year Estimate)
Condo Insurance	\$ 316.50	\$0.50 (sf/year Estimate)
Utilities	\$ -	\$0.00 Included in Association Dues
Misc Maintenance	\$ 158.25	\$0.25 (sf/year Estimate)
Janitorial	\$ -	\$0.00 Included in Association Dues

\$17.72 (sf/year Estimate)

Total Cash Outflow \$ 17,739.03

Less equity build up \$ 1,176.61 (First year only-number increases in subsequent years)

TOTAL COST

BEFORE TAXES \$ 16,562.42

LESS TAX SAVINGS

Depreciation	\$ 553.92	(Assumes 39 year depreciation on improvements value at 35% tax bracket, State & Federal)
Interest Deduction	\$ 1,871.30	(First year only. Assumes 35% individual tax bracket, State & Federal)

NET COST TO OWN \$ 14,137.20 Annually
 \$ 1,178.10 Monthly
 \$ 22.33 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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