### 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







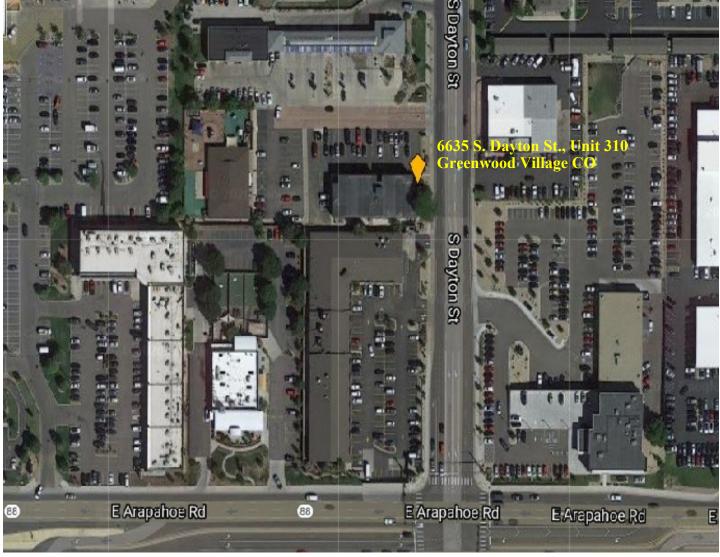


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OFFICE OWNERSHIP ANALYSIS

Price \$ 96,140.00

FOR: 6635 S. Dayton St., Unit 310 Greenwood Village CO

Total 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

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: 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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