## GREENWOOD EXECUTIVE PARK OFFICE CONDOMINIUM FOR SALE

7325 and 7335 E. Peakview Ave., Centennial CO 80111



## **FEATURES**

- Seller can offer creative financing
- 5 levels
- Double outside private front entries allowing possibility to lease out part of the space
- Private restrooms
- Individual HVAC units
- 9 offices/reception/ large conference room/2 break areas/large open areas

Sale Price: \$659,000 (\$119.34/USF)

\$695,000 (\$125.86/USF)

Size: 5,522 Usable Square Feet

County: Arapahoe

Year Built: 1981

Assoc. Dues: \$846.10/Month

Taxes: \$16,172.70 2023 due 2024

Parking: 4/1000







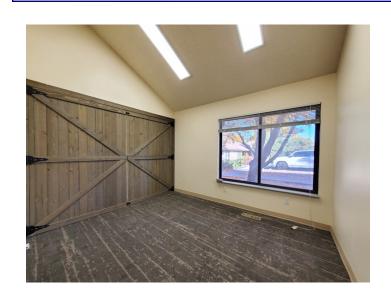


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## GREENWOOD EXECUTIVE PARK OFFICE CONDOMINIUM FOR SALE 7325 & 7335 E. Peakview Ave., Centennial CO 80111







OFFICE OWNERSHIP ANALYSIS

Price \$ 659,000.00

FOR: 7325 & 7335 E. Peakview Ave.

Centennial CO

Total Square Footage 5,522

80% Financing	Mortgage Data			
	1st Mortgage			
Amount	\$ 527,200.0	00		
Interest Rate	6.50	%		
Term		25		
Payments/Year	1	2		
Periodic Payment	\$ 3,559.6	9		
Annual Debt Service	\$ 42,716.3	31		
Comments				

Calculation of Improvements Value Current Total County Appraised Value Current County Improvement Appraised Value

Ratio of Improvement Value

\$631,200 0.91958042

\$686,400

Annual	Cost

P&I	\$ 42,716.31		
Association Dues	\$ 10,153.20	\$1.84	(sf/year Estimate)
Taxes	\$ 16,172.70	\$2.93	(sf/year Estimate)
Condo Insurance	\$ 2,761.00	\$0.50	(sf/year Estimate)
Utilities	\$ 11,044.00	\$2.00	(sf/year Estimate)
Misc Maintenance	\$ 1,380.50	\$0.25	(sf/year Estimate)
Janitorial	\$ 6,626.40	\$1.20	(sf/year Estimate)
		\$8.72	(sf/year Estimate)

Total Cash Outflow \$ 90,854.11

Less equity build up \$ 8,704.60 (First year only-number increases in subsequent years)

**TOTAL COST** 

BEFORE TAXES \$ 82,149.51

LESS TAX SAVINGS

Depreciation \$ 5,438.49 (Assumes 39 year depreciation on improvements value at 35% tax bracket,

State and Federal)

Interest Deduction \$ 11,904.10 (First year only. Assumes 35% individual tax bracket, State & Federal)

NET COST TO OWN \$ 64,806.92 Annually

\$ 5,400.58 Monthly

\$ 11.74 Per Square Foot Per Year

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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.