

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



SHELDON • GOLD REALTY INC.
commercial real estate services



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OFFICE OWNERSHIP ANALYSIS

Price \$ 659,000.00

FOR: 7325 & 7335 E. Peakview Ave.
Centennial COTotal Square Footage
5,522

| 80% Financing | Mortgage Data |
|---------------------|---------------|
| | 1st Mortgage |
| Amount | \$ 527,200.00 |
| Interest Rate | 6.50% |
| Term | 25 |
| Payments/Year | 12 |
| Periodic Payment | \$ 3,559.69 |
| Annual Debt Service | \$ 42,716.31 |
| Comments | |
| | |

Calculation of Improvements Value
 Current Total County Appraised Value \$686,400
 Current County Improvement Appraised Value \$631,200
 Ratio of Improvement Value 0.91958042

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 |

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.