

# GREENWOOD EXECUTIVE PARK OFFICE CONDOMINIUM FOR SALE

7345 E. Peakview Ave., Centennial CO 80111



## FEATURES

- Ground level plus loft
- 2 restrooms
- Shower
- Sliding glass doors onto outdoor patio
- Separate HVAC
- Private entrance
- Furniture available
- Vaulted ceilings and skylights
- Reception area, 3 offices, conference room, break/storage room



Sale Price: \$399,999 (\$217.86/USF)  
Size: 1,836 Usable Square Feet  
County: Arapahoe  
Year Built: 1981  
Assoc. Dues: \$343.51/Month  
Taxes: \$9,586.16 Estimated per Notice of Valuation 2023 due 2024



SHELDON • GOLD REALTY INC.  
commercial real estate services



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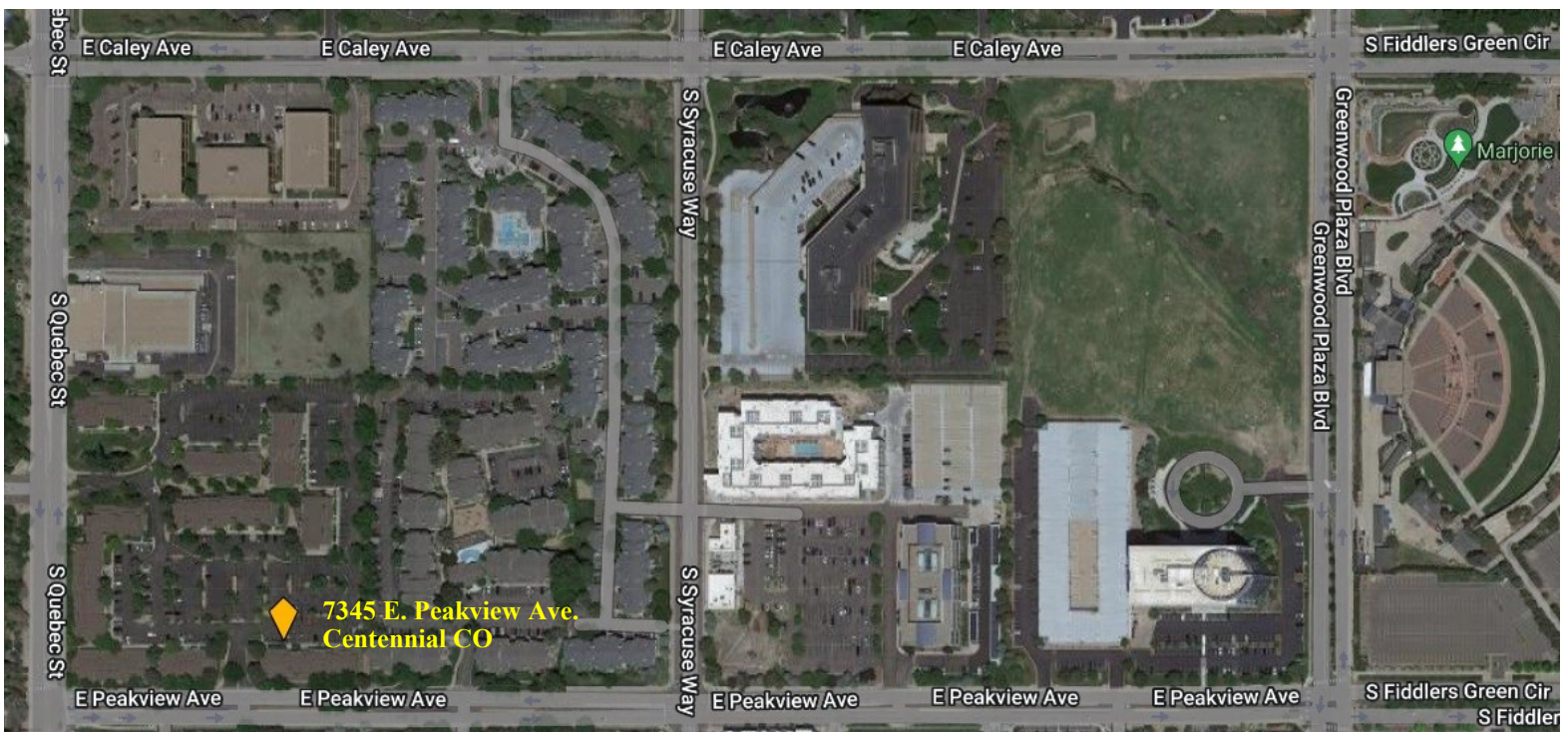
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COMMERCIAL OFFICE CONDOMINIUM





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OFFICE CONDOMINIUM FOR SALE  
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## OFFICE OWNERSHIP ANALYSIS

Price \$ 399,999.00

FOR: 7345 E. Peakview Ave.  
Centennial COTotal Square Footage  
1,836

90% Financing	Mortgage Data
	1st Mortgage
Amount	\$ 359,999.10
Interest Rate	6.50%
Term	25
Payments/Year	12
Periodic Payment	\$ 2,430.74
Annual Debt Service	\$ 29,168.88
Comments	

## Calculation of Improvements Value

Current Total County Appraised Value \$367,200

Current County Improvement Appraised Value \$339,600

Ratio of Improvement Value 0.924836601

## Annual Cost

P&I	\$	29,168.88	
Association Dues	\$	7,116.72	\$3.88 (sf/year Estimate)
Taxes	\$	4,122.12	\$2.25 (sf/year Estimate)
Condo Insurance	\$	918.00	\$0.50 (sf/year Estimate)
Utilities	\$	3,672.00	\$2.00 (sf/year Estimate)
Misc Maintenance	\$	459.00	\$0.25 (sf/year Estimate)
Janitorial	\$	2,203.20	\$1.20 (sf/year Estimate)
			<b>\$10.07 (sf/year Estimate)</b>

Total Cash Outflow \$ 47,659.92

Less equity build up \$ 5,943.94 (First year only-number increases in subsequent years)

## TOTAL COST

BEFORE TAXES \$ 41,715.97

## LESS TAX SAVINGS

Depreciation	\$	3,319.92	(Assumes 39 year depreciation on improvements value at 35% tax bracket, State & Federal)
Interest Deduction	\$	8,128.73	(First year only. Assumes 35% individual tax bracket, State & Federal)

NET COST TO OWN \$ 30,267.33 Annually  
 \$ 2,522.28 Monthly  
 \$ 16.49 Per Square Foot Per Year

## Disclosure:

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