

KEN CARYL MEDICAL & PROFESSIONAL CENTER CONDOMINIUM FOR SALE

8081 Shaffer Parkway, Unit 2, Littleton CO 80217



FEATURES

- Direct access with parking right in front & side of building
- Fully finished office with upgraded finishes
- Programmable Thermostat from your phone
- Blink Security System with access from your phone
- Convenient location at Chatfield Ave & Shaffer Pkwy
- Reception, 3 offices, kitchen/break, restroom, storage

Sale Price: \$284,000 (\$314.16/USF)
 Size: 904 Usable Square Feet
 County: Jefferson
 Zoning: PD (Planned Development)
 Year Built: 2007
 Assoc. Dues: \$812/quarter
 Taxes: \$6,490.22 2023 due 2024



SHELDON • GOLD REALTY INC.
commercial real estate services



Mary Jo Cummings
 Executive Director
 Brokerage Services
 Cell: 720.220.6000
 mcummings@sg-realty.com

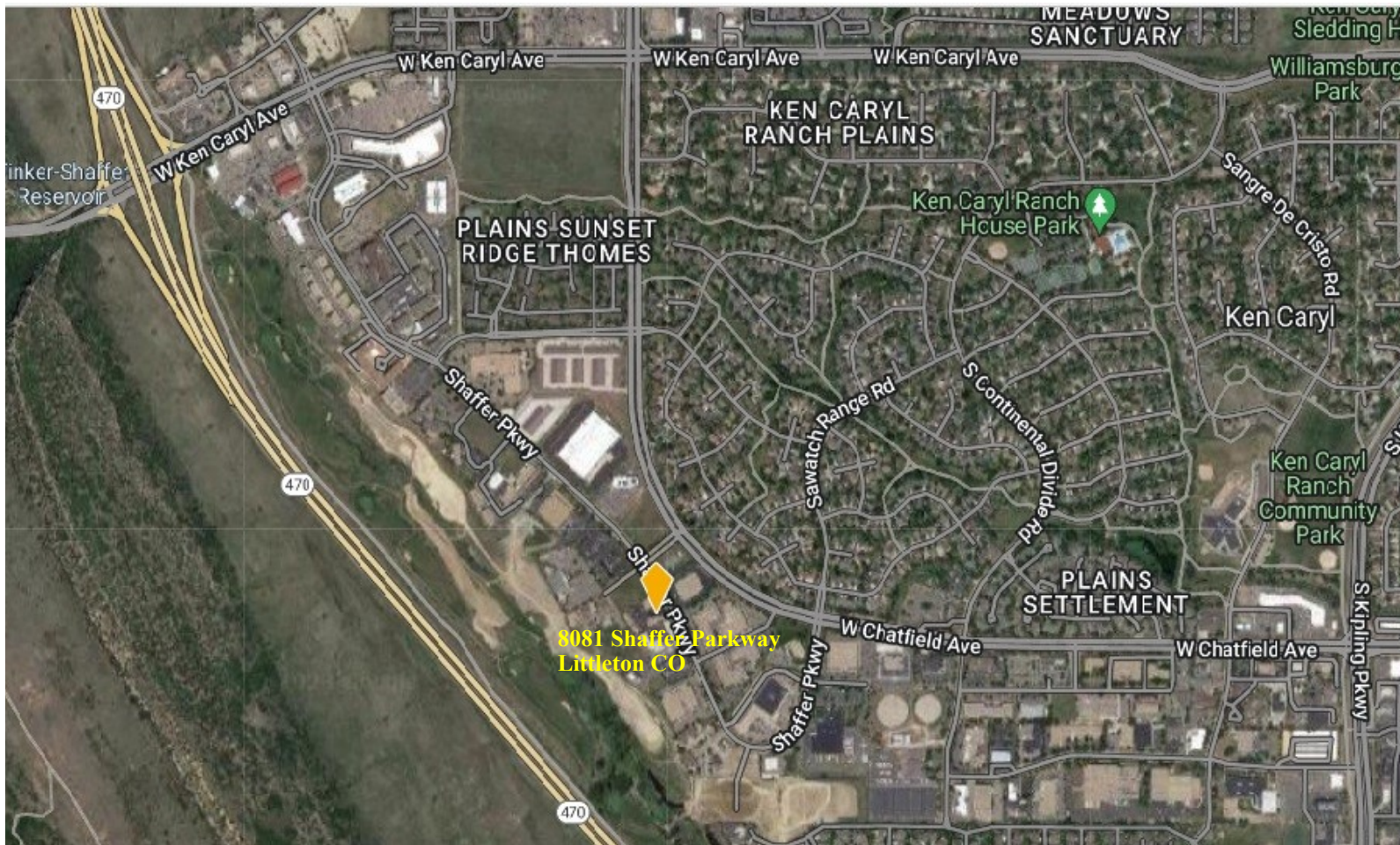


Eric J. Gold
 President
 Cell: 303.564.8500
 egold@sg-realty.com

Office: 303.741.2500 9025 East Kenyon Avenue, Suite 100 Denver, CO 80237 www.sg-realty.com

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**KEN CARYL MEDICAL & PROFESSIONAL CENTER
OFFICE CONDOMINIUM FOR SALE
8081 Shaffer Parkway, Unit 2, Littleton CO 80217**



OFFICE OWNERSHIP ANALYSIS

Price \$ 284,000.00

FOR: 8081 Shaffer Parkway, Unit 2
Littleton COTotal Square Footage
904

| 80% Financing | Mortgage Data |
|---------------------|---------------|
| | 1st Mortgage |
| Amount | \$ 227,200.00 |
| Interest Rate | 6.50% |
| Term | 25 |
| Payments/Year | 12 |
| Periodic Payment | \$ 1,534.07 |
| Annual Debt Service | \$ 18,408.85 |
| Comments | |

Calculation of Improvements Value
 Current Total County Appraised Value \$271,200
 Current County Improvement Appraised Value \$75,665
 Ratio of Improvement Value 0.279000737

Annual Cost

| | | | |
|------------------|----|-----------|-----------------------------------|
| P&I | \$ | 18,408.85 | |
| Association Dues | \$ | 3,248.00 | \$3.59 (sf/year Estimate) |
| Taxes | \$ | 6,490.22 | \$7.18 (sf/year Estimate) |
| Condo Insurance | \$ | 452.00 | \$0.50 (sf/year Estimate) |
| Utilities | \$ | 1,808.00 | \$2.00 (sf/year Estimate) |
| Misc Maintenance | \$ | 226.00 | \$0.25 (sf/year Estimate) |
| Janitorial | \$ | 1,084.80 | \$1.20 (sf/year Estimate) |
| | | | \$14.72 (sf/year Estimate) |

Total Cash Outflow \$ 31,717.87

Less equity build up \$ 3,751.30 (First year only-number increases in subsequent years)

TOTAL COST

BEFORE TAXES \$ 27,966.57

LESS TAX SAVINGS

| | | | |
|--------------------|----|----------|--|
| Depreciation | \$ | 711.09 | (Assumes 39 year depreciation on improvements value at 35% tax bracket, State & Federal) |
| Interest Deduction | \$ | 5,130.14 | (First year only. Assumes 35% individual tax bracket, State & Federal) |

| | | | |
|-----------------|----|-----------|--------------------------|
| NET COST TO OWN | \$ | 22,125.33 | Annually |
| | \$ | 1,843.78 | Monthly |
| | \$ | 24.47 | 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.