

PANORAMA FALLS OFFICE CONDOMINIUM FOR SALE

9085 E. Mineral Circle, Unit 370, Centennial CO 80112



FEATURES

- Class A building finishes
- Large shared building board room for 10 people with audio/visual included
- Large shared building deck with nice West facing views
- Unique water feature and landscaping
- Mountain views
- Excellent DTC location with close proximity to I-25

Sale Price: **\$403,875 (\$224/SF)** ~~\$432,600~~

Size: 1,803 Saleable Square Feet
(1,442 Usable Square Feet)

County: Arapahoe

Year Built: 1982

Assoc. Dues: \$1,397.83/Month

Taxes: \$12,817.67 2024 due 2025



COMMERCIAL OFFICE CONDOMINIUM



SHELDON • GOLD REALTY INC.
commercial real estate services



Greg Johnson. Senior Advisor

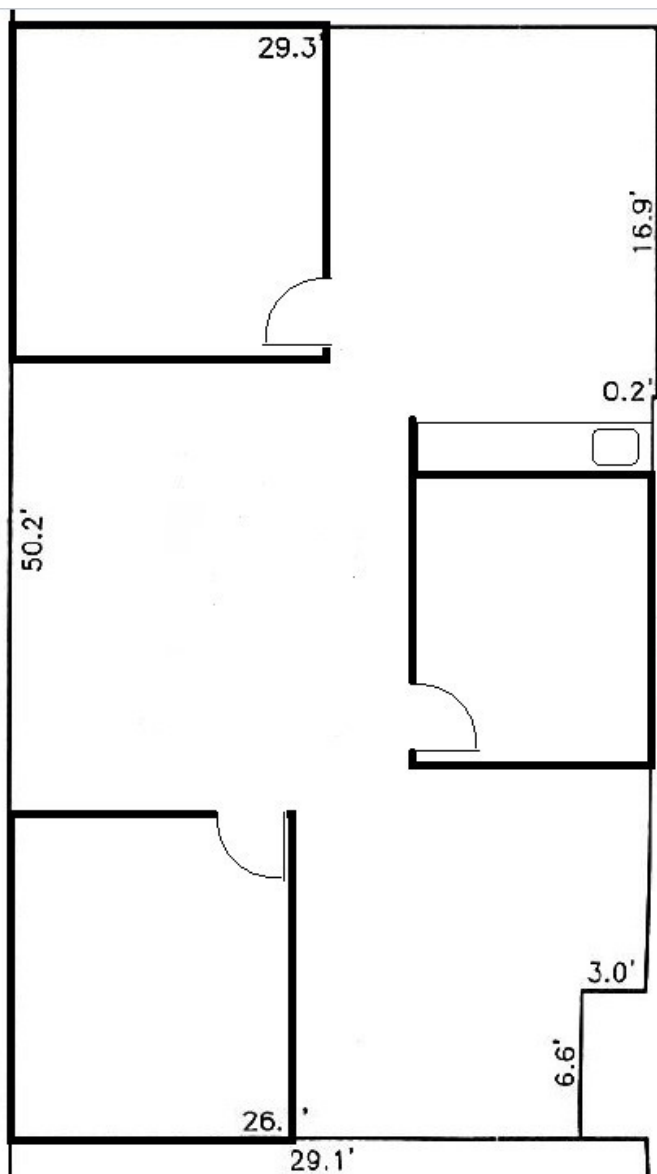
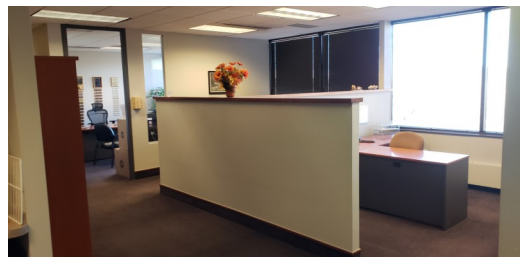
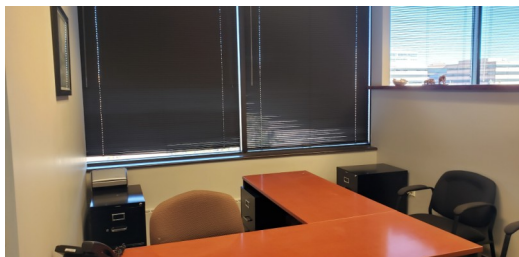
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OFFICE OWNERSHIP ANALYSIS

Price \$ 403,875.00

FOR: 9085 E. Mineral Circle, Unit 370
Centennial CO

Total Square Footage
1,803

90% Financing	Mortgage Data
	1st Mortgage
Amount	\$ 363,487.50
Interest Rate	6.50%
Term	25
Payments/Year	12
Periodic Payment	\$ 2,454.29
Annual Debt Service	\$ 29,451.52
Comments	

Calculation of Improvements Value
 Current Total County Appraised Value \$432,600
 Current County Improvement Appraised Value \$312,600
 Ratio of Improvement Value 0.72260749

Annual Cost			
P&I	\$	29,451.52	
Association Dues	\$	16,773.96	\$9.30 (sf/year Estimate)
Taxes	\$	12,817.67	\$7.11 (sf/year Estimate)
Condo Insurance	\$	901.50	\$0.50 (sf/year Estimate)
Utilities	\$	3,606.00	\$2.00 (sf/year Estimate)
Misc Maintenance	\$	450.75	\$0.25 (sf/year Estimate)
Janitorial	\$	2,163.60	\$1.20 (sf/year Estimate)
			\$20.36 (sf/year Estimate)
Total Cash Outflow	\$	66,165.00	
Less equity build up	\$	6,001.54	(First year only-number increases in subsequent years)
TOTAL COST BEFORE TAXES	\$	60,163.46	
LESS TAX SAVINGS			
Depreciation	\$	2,619.10	(Assumes 39 year depreciation on improvements value at 35% tax bracket, State & Federal)
Interest Deduction	\$	8,207.49	(First year only. Assumes 35% individual tax bracket, State & Federal)
NET COST TO OWN	\$	49,336.86	Annually
	\$	4,111.41	Monthly
	\$	27.36	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.