

# GREENWOOD EXECUTIVE PARK OFFICE TOWNHOME FOR SALE

6416 S. Quebec St., Centennial CO 80111



## FEATURES

- Located in the popular Greenwood Executive Park
- Highly desirable 2 level unit
- 3 offices on south-facing windows, coffee bar and break area, 2 restrooms and one shower
- Brilliant south-facing light, endcap unit
- Upgraded reception area.
- 3 sets of sliding glass doors onto walk out balconies

Sale Price: \$353,590 (\$190/USF)

Size: 1,861 Usable Square Feet

County: Arapahoe

Year Built: 1981

Assoc. Dues: \$250.00/Month

Taxes: \$3,327.19 2024 due 2025

Parking: 4/1,000



SHELDON • GOLD REALTY INC.  
commercial real estate services



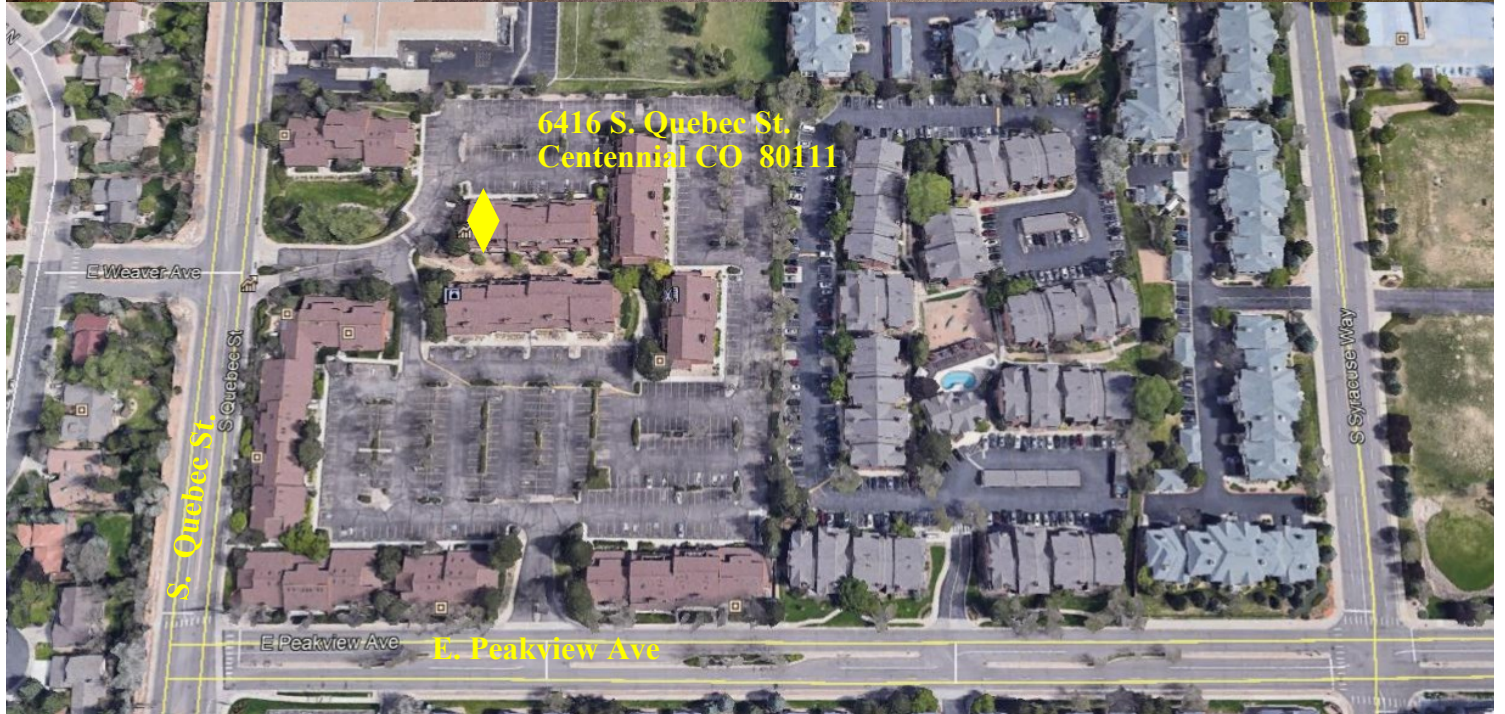
**Greg Johnson, President**

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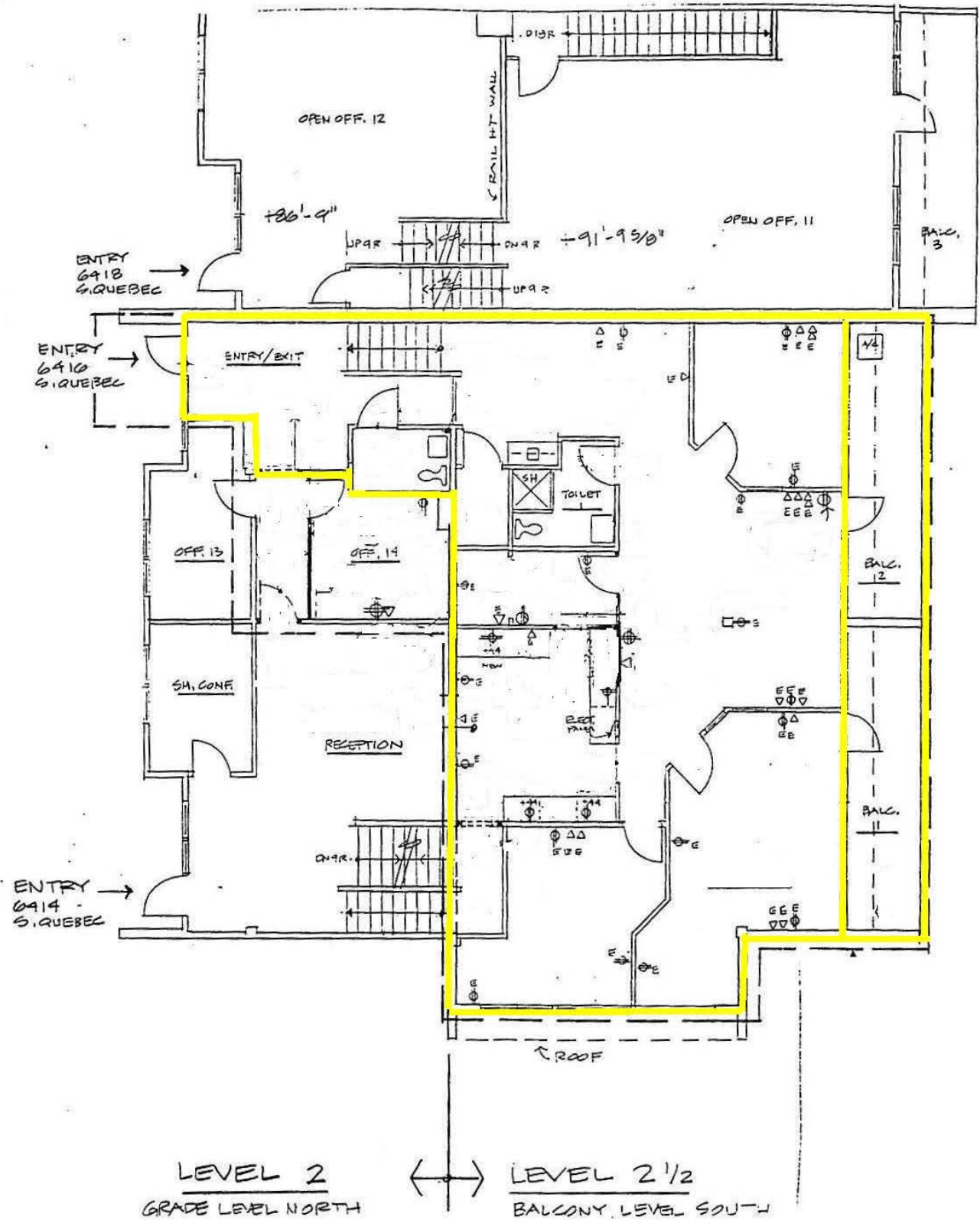


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OFFICE OWNERSHIP ANALYSIS

Price \$ 353,590.00

FOR: 6416 S. Quebec St.  
Centennial CO

Total Square Footage  
1,861

90% Financing	Mortgage Data
	1st Mortgage
Amount	\$ 318,231.00
Interest Rate	6.50%
Term	25
Payments/Year	12
Periodic Payment	\$ 2,148.72
Annual Debt Service	\$ 25,784.62
Comments	

Calculation of Improvements Value  
 Current Total County Appraised Value \$258,000  
 Current County Improvement Appraised Value \$245,320  
 Ratio of Improvement Value 0.950852713

Annual Cost			
P&I	\$	25,784.62	
Association Dues	\$	3,000.00	\$1.61 (sf/year Estimate)
Taxes	\$	3,327.19	\$1.79 (sf/year Estimate)
Condo Insurance	\$	930.50	\$0.50 (sf/year Estimate)
Utilities	\$	3,722.00	\$2.00 (sf/year Estimate)
Misc Maintenance	\$	465.25	\$0.25 (sf/year Estimate)
Janitorial	\$	2,233.20	\$1.20 (sf/year Estimate)
			<b>\$7.35 (sf/year Estimate)</b>
Total Cash Outflow	\$	39,462.76	
Less equity build up	\$	5,254.31	(First year only-number increases in subsequent years)
TOTAL COST BEFORE TAXES	\$	34,208.45	
LESS TAX SAVINGS			
Depreciation	\$	3,017.29	(Assumes 39 year depreciation on improvements value at 35% tax bracket, State & Federal)
Interest Deduction	\$	7,185.61	(First year only. Assumes 35% individual tax bracket, State & Federal)
NET COST TO OWN	\$	24,005.56	Annually
	\$	2,000.46	Monthly
	\$	12.90	Per Square Foot Per Year

Disclosure: Sheldon-Gold Realty Inc is not licensed to give legal or tax advice.  
 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.