

# DAYTON PLAZA CONDOMINIUMS

## OFFICE CONDOMINIUM FOR SALE

6635 S. Dayton St., Unit 120, Greenwood Village CO 80111



### FEATURES

- After hours entry system
- Double panel signage on S. Dayton Street
- Easy access to restaurants, shopping & light rail
- Full service association includes janitorial & utilities

Sale Price: \$75,000 (\$121.36/SSF)

Size: 618 Saleable Square Feet  
(494 Usable Square Feet)

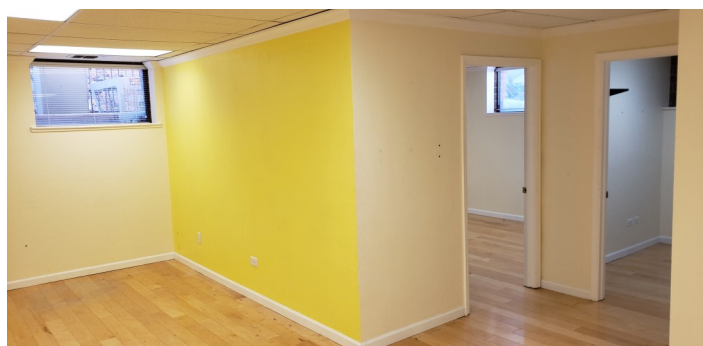
County: Arapahoe

Year Built: 1974

Assoc. Dues: \$394.44/Month

Taxes: \$1,083.44 2023 due 2024

Parking: 2.16/1000



COMMERCIAL OFFICE CONDOMINIUM



SHELDON • GOLD REALTY INC.  
commercial real estate services



**Greg Johnson. Senior Advisor**

**Office: 303.741.2500 Cell 303.667.3061**

9025 East Kenyon Avenue, Suite 100 Denver, CO 80237

[gjohnson@sg-realty.com](mailto:gjohnson@sg-realty.com) [www.sg-realty.com](http://www.sg-realty.com)

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OFFICE OWNERSHIP ANALYSIS

Price \$ 75,000.00

FOR: 6635 S. Dayton St., Unit 120  
Greenwood Village CO

Total Square Footage  
618

80% Financing	Mortgage Data
	1st Mortgage
Amount	\$ 60,000.00
Interest Rate	6.50%
Term	25
Payments/Year	12
Periodic Payment	\$ 405.12
Annual Debt Service	\$ 4,861.49
Comments	

Calculation of Improvements Value

Current Total County Appraised Value \$79,040  
Current County Improvement Appraised Value \$48,245  
Ratio of Improvement Value 0.610387146

Annual Cost

P&I	\$	4,861.49	
Association Dues	\$	4,723.28	\$7.64 (sf/year Estimate)
Taxes	\$	1,083.44	\$1.75 (sf/year Estimate)
Condo Insurance	\$	309.00	\$0.50 (sf/year Estimate)
Utilities	\$	-	\$0.00 Included in Association Dues
Misc Maintenance	\$	154.50	\$0.25 (sf/year Estimate)
Janitorial	\$	-	\$0.00 Included in Association Dues
			<b>\$10.15 (sf/year Estimate)</b>
Total Cash Outflow	\$	11,131.71	
Less equity build up	\$	990.66	(First year only-number increases in subsequent years)

TOTAL COST

BEFORE TAXES \$ 10,141.05

LESS TAX SAVINGS

Depreciation \$ 410.84 (Assumes 39 year depreciation on improvements value at 35% tax bracket, State & Federal)  
Interest Deduction \$ 1,354.79 (First year only. Assumes 35% individual tax bracket, State & Federal)

NET COST TO OWN

\$ 8,375.42 Annually  
\$ 697.95 Monthly  
\$ 13.55 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.

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