

# GREENWOOD EXECUTIVE PARK OFFICE CONDOMINIUM FOR SALE

7445 E. Peakview Ave., Centennial CO 80111



## FEATURES

- **BELOW MARKET SELLER FINANCING AVAILABLE**
- 6 levels
- Sliding glass doors onto patio
- Functional windows
- Separately controlled HVAC
- Private rest rooms
- Private outside entrance

Sale Price: \$475,000 (\$144.95/SSF)  
Size: 3,277 Saleable Square Feet  
Includes 385/SSF finished basement  
County: Arapahoe  
Year Built: 1981  
Assoc. Dues: \$593.06/Month  
Taxes: \$12,395.77 2022 due 2023  
Parking: 4/1000



SHELDON • GOLD REALTY INC.  
commercial real estate services

**Eric J. Gold, President**

**Office: 303.741.2500 Cell: 303-564-8500**

**9025 East Kenyon Avenue, Suite 100 Denver, CO 80237**

**egold@sg-realty.com www.sg-realty.com**

THE INFORMATION CONTAINED HEREIN, WHILE NOT GUARANTEED, IS FROM SOURCES WE BELIEVE RELIABLE. PRICE, TERMS AND INFORMATION ARE SUBJECT TO CHANGE. SHELDON-GOLD REALTY INC. AND ITS BROKER ASSOCIATES, ARE OR WILL BE ACTING AS AGENTS OF THE SELLER/LESSOR WITH THE DUTY TO REPRESENT THE INTERESTS OF THE SELLER/LESSOR.

COMMERCIAL OFFICE CONDOMINIUM



# GREENWOOD EXECUTIVE PARK OFFICE CONDOMINIUM FOR SALE 7445 E. Peakview Ave., Centennial CO 80111



OFFICE OWNERSHIP ANALYSIS

Price \$ 475,000.00

FOR: 7445 E. Peakview Ave.  
Centennial CO

Total Square Footage  
3,277

| 90% Financing       | Mortgage Data |
|---------------------|---------------|
|                     | 1st Mortgage  |
| Amount              | \$ 427,500.00 |
| Interest Rate       | 6.50%         |
| Term                | 25            |
| Payments/Year       | 12            |
| Periodic Payment    | \$ 2,886.51   |
| Annual Debt Service | \$ 34,638.13  |
| Comments            |               |

Calculation of Improvements Value  
 Current Total County Appraised Value \$448,260  
 Current County Improvement Appraised Value \$420,660  
 Ratio of Improvement Value 0.938428591

|                         |    |           |  |
|-------------------------|----|-----------|--|
| Annual Cost             |    |           |  |
| P&I                     | \$ | 34,638.13 |  |
| Association Dues        | \$ | 7,116.72  | \$2.17 (sf/year Estimate)  |
| Taxes                   | \$ | 12,395.77 | \$3.78 (sf/year Estimate)  |
| Condo Insurance         | \$ | 819.25    | \$0.25 (sf/year Estimate)  |
| Utilities               | \$ | 6,554.00  | \$2.00 (sf/year Estimate)  |
| Misc Maintenance        | \$ | 819.25    | \$0.25 (sf/year Estimate)  |
| Janitorial              | \$ | 3,932.40  | \$1.20 (sf/year Estimate)  |
|                         |    |           | <b>\$9.65 (sf/year Estimate)</b>   |
| Total Cash Outflow      | \$ | 66,275.52 |  |
| Less equity build up    | \$ | 7,058.45  | (First year only-number increases in subsequent years)                                   |
| TOTAL COST BEFORE TAXES | \$ | 59,217.07 |  |
| LESS TAX SAVINGS        |    |           |  |
| Depreciation            | \$ | 4,000.35  | (Assumes 39 year depreciation on improvements value at 35% tax bracket, State & Federal) |
| Interest Deduction      | \$ | 9,652.89  | (First year only. Assumes 35% individual tax bracket, State & Federal)                   |
| NET COST TO OWN         | \$ | 45,563.83 | Annually   |
|                         | \$ | 3,796.99  | Monthly  |
|                         | \$ | 13.90     | 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.