GREENWOOD EXECUTIVE PARK OFFICE CONDOMINIUM FOR SALE

7445 E. Peakview Ave., Centennial CO 80111

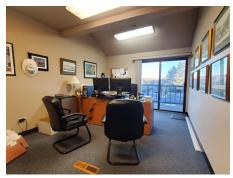


FEATURES

- 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

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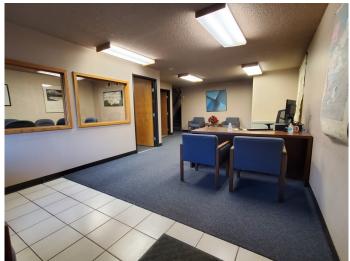
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OFFICE OWNERSHIP ANALYSIS Price \$ 475,000.00

FOR: 7445 E. Peakview Ave. Centennial CO

Total Square Footage 3,277

90% Financing	Mortgage Data 1st Mortgage		Calculation of Improvements Value
			Current Total County Appraised Value \$448,260 Current County Improvement Appraised Value \$420,660
Amount	\$	427,500.00	Ratio of Improvement Value 0.938428591
Interest Rate	Ŧ	6.50%	
Term		25	
Payments/Year		12	
Periodic Payment	\$	2,886.51	
Annual Debt Service	\$	34,638.13	
Comments			
Annual Cost	•	04.000.40	
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 3,932.40	\$0.25 (sf/year Estimate) \$1.20 (sf/year Estimate)
Janitorial	φ	3,932.40	\$9.65 (sf/year Estimate)
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	\$		(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	Appually
	\$ \$	3,796.99	
	φ \$		Per Square Foot Per Year
Disclosure:	Assump	otions here are fo	c is not licensed to give legal or tax advice. or illustration purposes only and may not reflect
		lividual tax cons consult with you	equences. r legal or tax advisors before purchasing.