

# GREENWOOD EXECUTIVE PARK OFFICE CONDOMINIUM FOR SALE

7345 E. Peakview Ave., Centennial CO 80111



## FEATURES

- Ground level plus loft
- 2 restrooms
- Shower
- Sliding glass doors onto outdoor patio
- Separate HVAC
- Private entrance
- Furniture available
- Vaulted ceilings and skylights
- Reception area, 3 offices, conference room, break/storage room



Sale Price: \$399,999 (\$217.86/USF)

Size: 1,836 Usable Square Feet

County: Arapahoe

Year Built: 1981

Assoc. Dues: \$343.51/Month

Taxes: \$8,633.61 2023 due 2024



**CAN BE SOLD WITH 7325 & 7335 E. PEAKVIEW AVE.  
FOR A TOTAL OF 7,358/USF - \$1,094,999**



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commercial real estate services



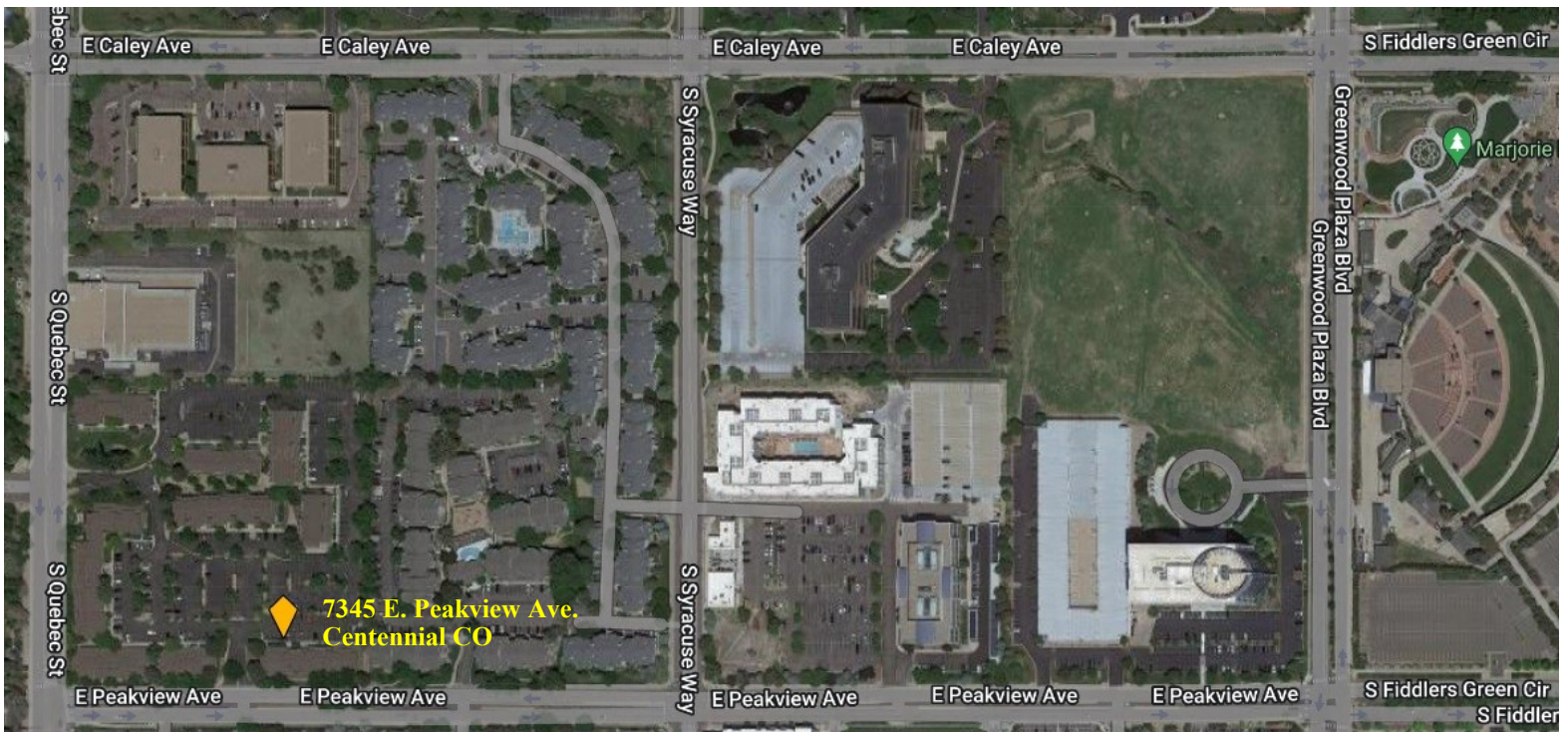
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COMMERCIAL OFFICE CONDOMINIUM

**GREENWOOD EXECUTIVE PARK  
OFFICE CONDOMINIUM FOR SALE  
7345 E. Peakview Ave., Centennial CO 80111**



OFFICE OWNERSHIP ANALYSIS

Price \$ 399,999.00

FOR: 7345 E. Peakview Ave.  
Centennial CO

Total Square Footage  
1,836

80% Financing	Mortgage Data
	1st Mortgage
Amount	\$ 319,999.20
Interest Rate	6.50%
Term	25
Payments/Year	12
Periodic Payment	\$ 2,160.66
Annual Debt Service	\$ 25,927.89
Comments	

Calculation of Improvements Value  
 Current Total County Appraised Value \$367,200  
 Current County Improvement Appraised Value \$339,600  
 Ratio of Improvement Value 0.924836601

Annual Cost

P&I	\$ 25,927.89	
Association Dues	\$ 4,122.12	\$2.25 (sf/year Estimate)
Taxes	\$ 8,633.61	\$4.70 (sf/year Estimate)
Condo Insurance	\$ 918.00	\$0.50 (sf/year Estimate)
Utilities	\$ 3,672.00	\$2.00 (sf/year Estimate)
Misc Maintenance	\$ 459.00	\$0.25 (sf/year Estimate)
Janitorial	\$ 2,203.20	\$1.20 (sf/year Estimate)
		<b>\$10.90 (sf/year Estimate)</b>

Total Cash Outflow \$ 45,935.82

Less equity build up \$ 5,283.50 (First year only-number increases in subsequent years)

TOTAL COST

BEFORE TAXES \$ 40,652.32

LESS TAX SAVINGS

Depreciation \$ 3,319.92 (Assumes 39 year depreciation on improvements value at 35% tax bracket, State & Federal)  
 Interest Deduction \$ 7,225.54 (First year only. Assumes 35% individual tax bracket, State & Federal)

NET COST TO OWN \$ 30,106.86 Annually  
 \$ 2,508.91 Monthly  
 \$ 16.40 Per Square Foot Per Year

Disclosure:

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