

DAYTON PLAZA CONDOMINIUMS

OFFICE CONDOMINIUM FOR SALE

6635 S. Dayton St., Unit 300, 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
- 3 Offices/Reception/Storage/Kitchen/Open/Conference Room

Sale Price: \$267,450 (\$150.04/SSF)

Size: 1,782.50 Saleable Square Feet
(1,426 Usable Square Feet)

County: Arapahoe

Year Built: 1974

Assoc. Dues: \$1,192/Month

Taxes: \$4,378 2023 due 2024



COMMERCIAL OFFICE CONDOMINIUM



SHELDON • GOLD REALTY INC.
commercial real estate services



Greg Johnson, President

Office: 303.741.2500 Cell 303.667.3061

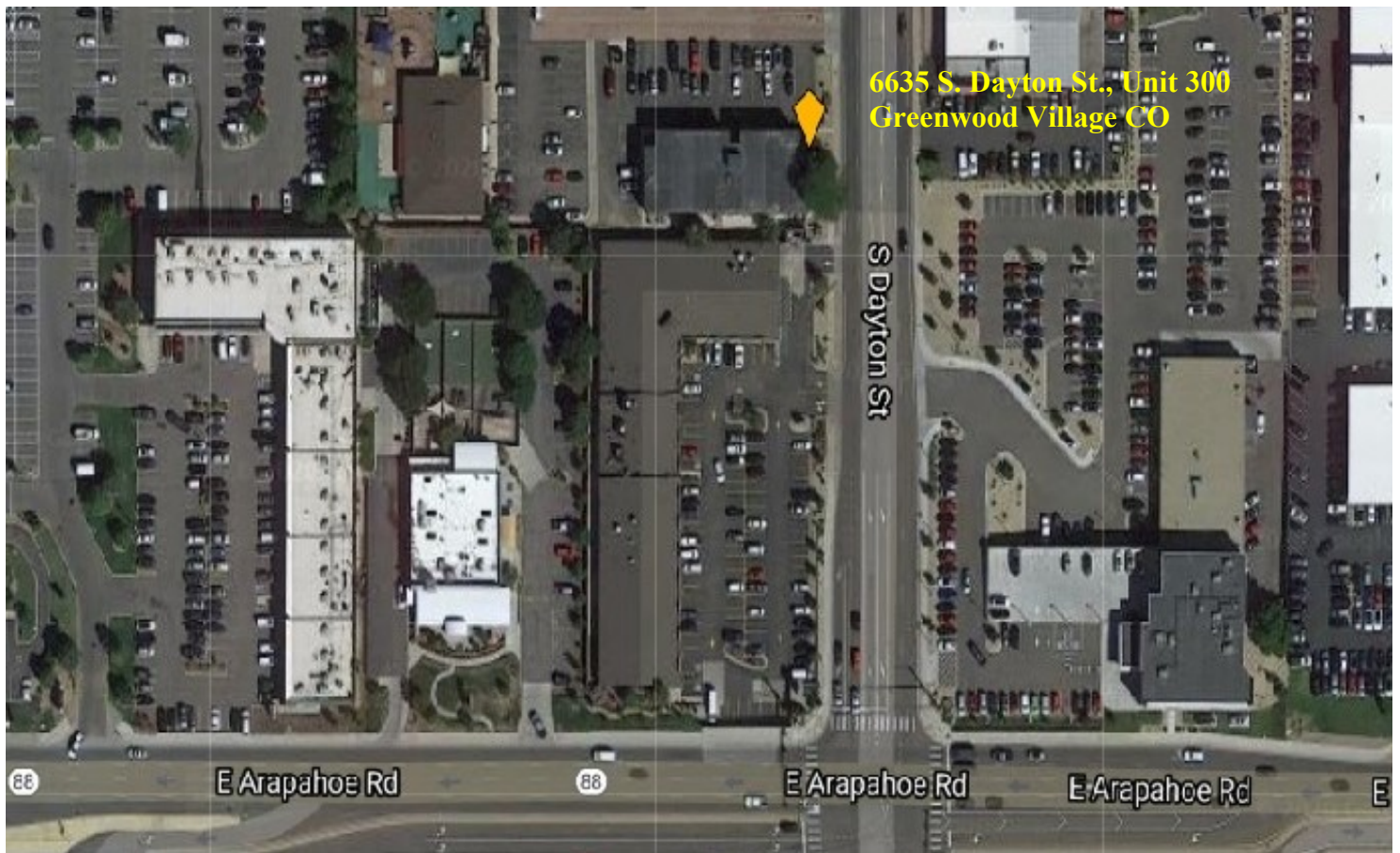
7900 E. Union Ave., Suite 1100 Denver, CO 80237

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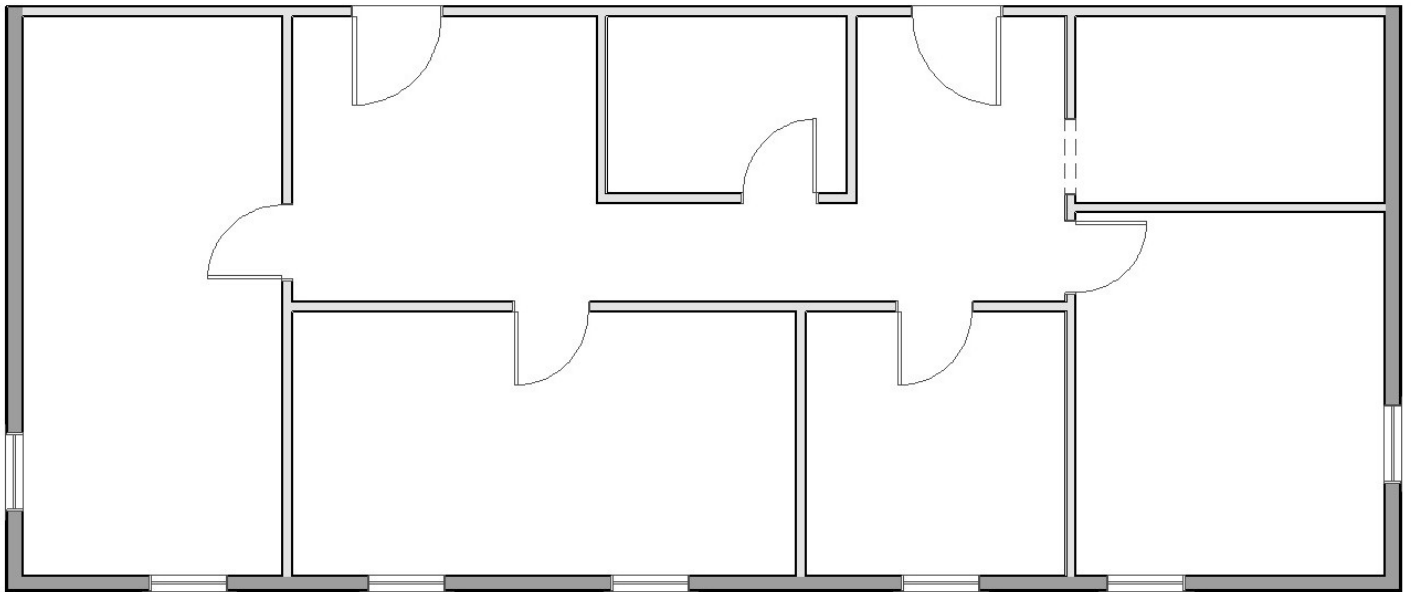


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Greenwood Village CO

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OFFICE OWNERSHIP ANALYSIS
 Price \$ 267,450.00

FOR: 6635 S. Dayton St., Unit 300
 Greenwood Village CO

Total Square Footage
 1,782.50

80% Financing	Mortgage Data
	1st Mortgage
Amount	\$ 213,960.00
Interest Rate	6.50%
Term	25
Payments/Year	12
Periodic Payment	\$ 1,444.67
Annual Debt Service	\$ 17,336.08
Comments	

Calculation of Improvements Value
 Current Total County Appraised Value \$228,160
 Current County Improvement Appraised Value \$197,365
 Ratio of Improvement Value 0.865028927

Annual Cost			
P&I	\$	17,336.08	
Association Dues	\$	14,304.00	\$8.02 (sf/year Estimate)
Taxes	\$	4,378.00	\$2.46 (sf/year Estimate)
Condo Insurance	\$	891.25	\$0.50 (sf/year Estimate)
Utilities	\$	-	\$0.00 Included in Association Dues
Misc Maintenance	\$	445.63	\$0.25 (sf/year Estimate)
Janitorial	\$	-	\$0.00 Included in Association Dues
			\$11.23 (sf/year Estimate)
Total Cash Outflow	\$	37,354.95	
Less equity build up	\$	3,532.69	(First year only-number increases in subsequent years)
TOTAL COST BEFORE TAXES	\$	33,822.26	
LESS TAX SAVINGS			
Depreciation	\$	2,076.24	(Assumes 39 year depreciation on improvements value at 35% tax bracket, State & Federal)
Interest Deduction	\$	4,831.19	(First year only. Assumes 35% individual tax bracket, State & Federal)
NET COST TO OWN	\$	26,914.84	Annually
	\$	2,242.90	Monthly
	\$	15.10	Per Square Foot Per Year

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 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.