

# GREENWOOD EXECUTIVE PARK OFFICE CONDOMINIUM FOR SALE

7325 and 7335 E. Peakview Ave., Centennial CO 80111



## FEATURES

- Seller can offer creative financing
- 5 levels
- Double outside private front entries allowing possibility to lease out part of the space
- Private restrooms
- Individual HVAC units
- 9 offices/reception/ large conference room/2 break areas/large open areas

Sale Price: **\$659,000 (\$119.34/USF)**

~~\$695,000 (\$125.86/USF)~~

Size: 5,522 Usable Square Feet

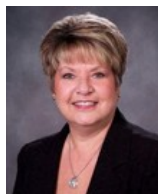
County: Arapahoe

Year Built: 1981

Assoc. Dues: \$846.10/Month

Taxes: \$16,172.70 2023 due 2024

Parking: 4/1000



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COMMERCIAL OFFICE CONDOMINIUM

# GREENWOOD EXECUTIVE PARK OFFICE CONDOMINIUM FOR SALE

7325 & 7335 E. Peakview Ave., Centennial CO 80111



OFFICE OWNERSHIP ANALYSIS

Price \$ 659,000.00

FOR: 7325 & 7335 E. Peakview Ave.  
Centennial CO

Total Square Footage  
5,522

80% Financing	Mortgage Data
	1st Mortgage
Amount	\$ 527,200.00
Interest Rate	6.50%
Term	25
Payments/Year	12
Periodic Payment	\$ 3,559.69
Annual Debt Service	\$ 42,716.31
Comments	

Calculation of Improvements Value  
 Current Total County Appraised Value \$686,400  
 Current County Improvement Appraised Value \$631,200  
 Ratio of Improvement Value 0.91958042

Annual Cost

P&I	\$ 42,716.31	
Association Dues	\$ 10,153.20	\$1.84 (sf/year Estimate)
Taxes	\$ 16,172.70	\$2.93 (sf/year Estimate)
Condo Insurance	\$ 2,761.00	\$0.50 (sf/year Estimate)
Utilities	\$ 11,044.00	\$2.00 (sf/year Estimate)
Misc Maintenance	\$ 1,380.50	\$0.25 (sf/year Estimate)
Janitorial	\$ 6,626.40	\$1.20 (sf/year Estimate)
		<b>\$8.72 (sf/year Estimate)</b>

Total Cash Outflow \$ 90,854.11

Less equity build up \$ 8,704.60 (First year only-number increases in subsequent years)

TOTAL COST

BEFORE TAXES \$ 82,149.51

LESS TAX SAVINGS

Depreciation	\$ 5,438.49	(Assumes 39 year depreciation on improvements value at 35% tax bracket, State & Federal)
Interest Deduction	\$ 11,904.10	(First year only. Assumes 35% individual tax bracket, State & Federal)

NET COST TO OWN \$ 64,806.92 Annually  
 \$ 5,400.58 Monthly  
 \$ 11.74 Per Square Foot Per Year

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