

GREENWOOD EXECUTIVE PARK OFFICE CONDOMINIUM FOR SALE

6480 S. Quebec St., Building 3, Centennial CO 80111



FEATURES:

- Main level plus loft
- Updated Office
- Sliding glass door to outside patio
- Private entrance
- Parking at front door
- Vaulted ceiling and brand new skylights
- Furniture available
- Reception area, 3 offices, workroom area, kitchen/break area, IT/storage room, 2 restrooms, large conference/meeting/loft area

Sale Price: \$345,000 (\$187.91/USF)

Size: 1,836 Usable Square Feet

County: Arapahoe

Year Built: 1981

Assoc. Dues: \$371.70/Month

Taxes: \$8,391.30 2023 due 2024



COMMERCIAL OFFICE CONDOMINIUM



SHELDON • GOLD REALTY INC.
commercial real estate services



Mary Jo Cummings
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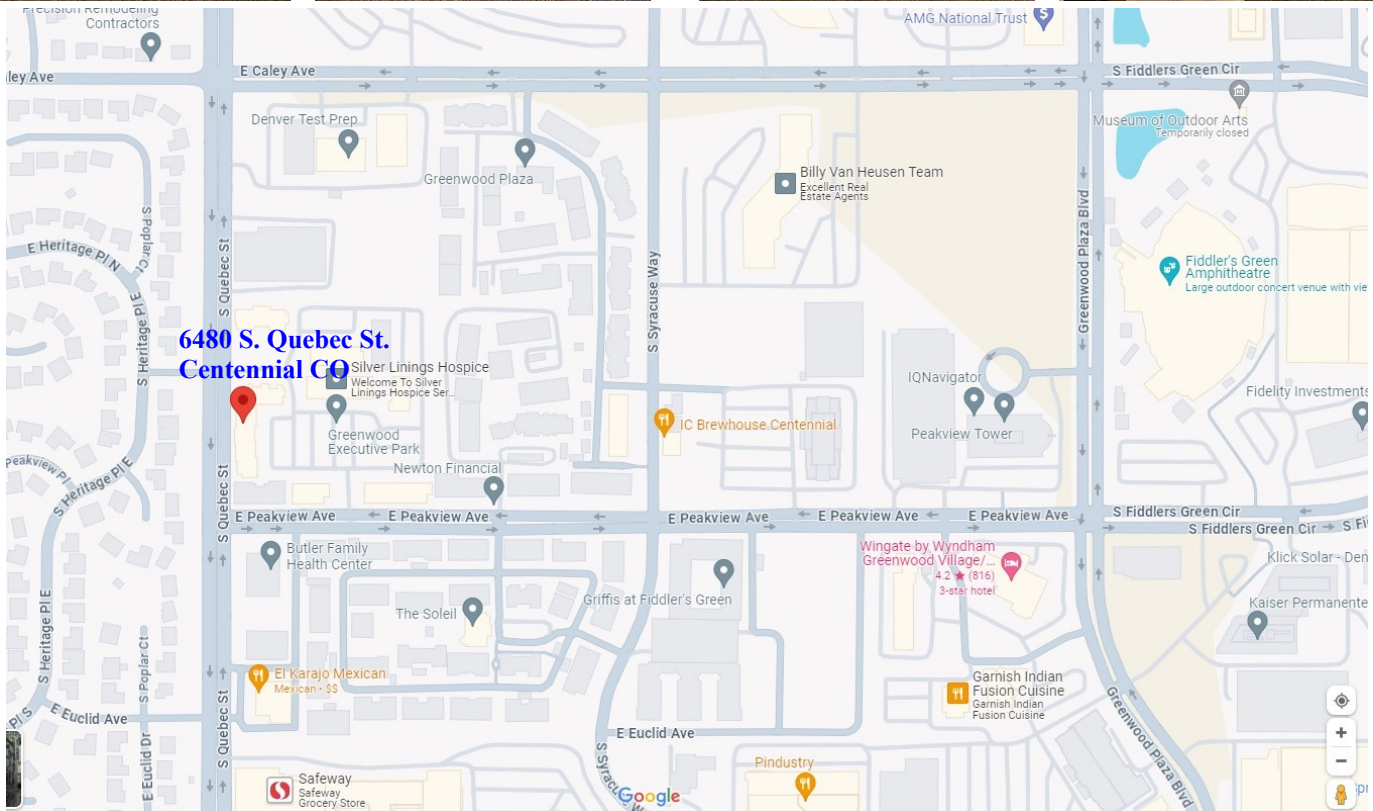
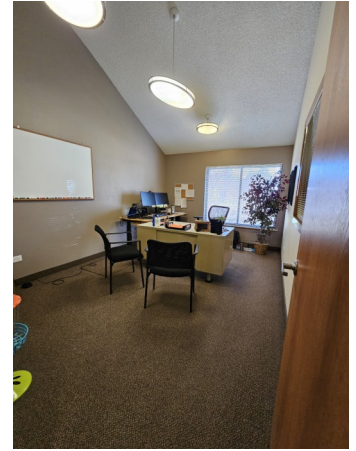
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OFFICE OWNERSHIP ANALYSIS

Price \$ 345,000.00

FOR: 6480 S. Quebec St., Building 3
Centennial CO

Total Square Footage
1,836

80% Financing	Mortgage Data
	1st Mortgage
Amount	\$ 276,000.00
Interest Rate	6.50%
Term	25
Payments/Year	12
Periodic Payment	\$ 1,863.57
Annual Debt Service	\$ 22,362.86
Comments	

Calculation of Improvements Value
 Current Total County Appraised Value \$357,200
 Current County Improvement Appraised Value \$339,020
 Ratio of Improvement Value 0.949104143

Annual Cost

P&I	\$ 22,362.86	
Association Dues	\$ 4,460.40	\$2.43 (sf/year Estimate)
Taxes	\$ 8,391.30	\$4.57 (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)
		\$10.95 (sf/year Estimate)
Total Cash Outflow	\$ 42,466.76	
Less equity build up	\$ 4,557.03	(First year only-number increases in subsequent years)

TOTAL COST

BEFORE TAXES \$ 37,909.73

LESS TAX SAVINGS

Depreciation \$ 2,938.57 (Assumes 39 year depreciation on improvements value at 35% tax bracket, State & Federal)
 Interest Deduction \$ 6,232.04 (First year only. Assumes 35% individual tax bracket, State & Federal)

NET COST TO OWN \$

28,739.12 Annually
 \$ 2,394.93 Monthly
 \$ 15.65 Per Square Foot Per Year

Disclosure:

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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.