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: \$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

CAN BE SOLD WITH 7345 E. PEAKVIEW AVE. FOR A TOTAL OF 7,358/USF - \$1,094,999





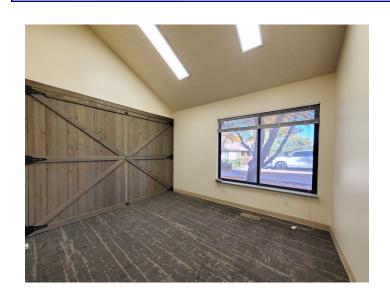




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GREENWOOD EXECUTIVE PARK OFFICE CONDOMINIUM FOR SALE 7325 & 7335 E. Peakview Ave., Centennial CO 80111







OFFICE OWNERSHIP ANALYSIS

Price \$ 695,000.00

FOR: 7325 & 7335 E. Peakview Ave.

Centennial CO

Total Square Footage 5,522

80% Financing	Mortgage Data			
	1st Mortgage			
Amount	\$	556,000.00		
Interest Rate		6.50%		
Term		25		
Payments/Year		12		
Periodic Payment	\$	3,754.15		
Annual Debt Service	\$	45,049.82		
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	\$ 45,049.82		
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)
		\$8.72	(sf/year Estimate)

Total Cash Outflow \$ 93,187.62

Less equity build up \$ 9,180.11 (First year only-number increases in subsequent years)

TOTAL COST

BEFORE TAXES \$ 84,007.51

LESS TAX SAVINGS

Depreciation \$ 5,735.59 (Assumes 39 year depreciation on improvements value at 35% tax bracket, State & Federal)

Interest Deduction \$ 12,554.40 (First year only. Assumes 35% individual tax bracket, State & Federal)

NET COST TO OWN \$ 65,717.52 Annually

\$ 5,476.46 Monthly

\$ 11.90 Per Square Foot Per Year

Disclosure: Sheldon-Gold Realty Inc is not licensed to give legal or tax advice.

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.