

1498 S. Lipan St.

\$820,000 For Sale or Lease \$8.00 psf Triple Net



Office / Flex Space

**Owner / User
Opportunity**

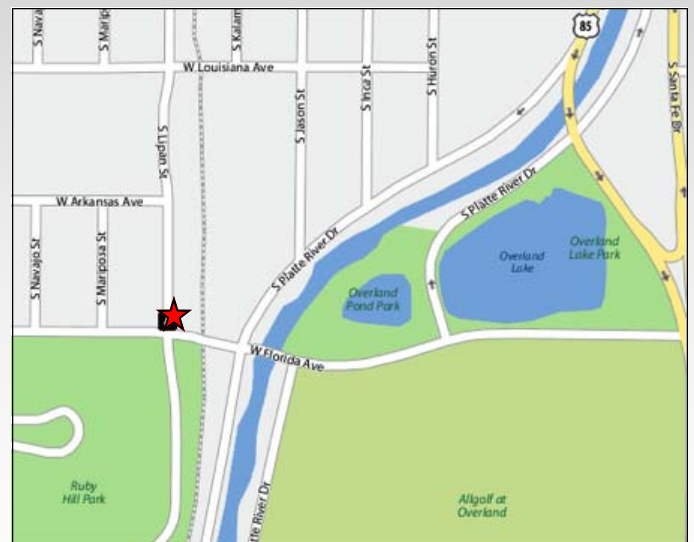


See Purchase Analysis on reverse side

- ◆ Building Size : Appx. 9,555 SF
- ◆ Lot Size: 25,176
- ◆ Great Parking with 50 surface spaces
- ◆ 1 Drive in door: 10' clearance
- ◆ Zoning: I-0
- ◆ 2 Story Building—Split Level
- ◆ Year Built: 1961
- ◆ Well maintained brick building
- ◆ Central Location Just North of W. Florida Ave.

**For more information call
303-753-9100 or visit our website
at www.bartellre.com**

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Purchase Analysis - 1498 S Lipan St.

This purchase analysis calculator is available at our website www.bartellre.com
 If you would like more information please call Dan Bartell at 303-753-9100.

Sale Information

	sale price psf	\$ 86.00
purchase price		\$ 821,730
down payment @	15%	\$ 123,260
loan amt		\$ 698,471
interest rate (annual) <i>estimate (estimate as of 2/1/2006)</i>	6%	
amortization per (yrs)	20	
debt service per month		\$ (5,004)
Condo Assn. Fee & Prop Tax Monthly psf <i>estimate</i>	\$ 4.00	\$ (3,185)
Total Monthly Cost		\$ (8,189)
Total Annual Pretax Cost psf - sale		\$ 10.28
amt of principal in Debt monthly pmt		\$ (1,512)
amt of interest in Debt monthly pmt		\$ (3,492)

POTENTIAL TAX BENEFITS (PLEASE CONSULT YOUR TAX ADVISOR)

depreciation @ 80%/20% bldg to land / 29 yrs (annual)		\$ 16,856
interest deduction (annual)		\$ 41,908
total @ 32% state & fed tax bracket	32%	\$ 18,804
Principal Reduction 1st Year		\$ 18,140
total per square foot tax svgs & equity		\$ 3.87
Net Potential after Tax cost of Owning psf		\$ 6.42

The above information represents our estimate of your purchase parameters. Please consult with legal and tax advisors prior to making any decision relating to this investment. The above terms of loan are an example only. We do not have control over these terms; we are not acting as lenders or offering to lend money for such a purchase.