



Creekside at Highline

This purchase analysis is based on purchasing a 1284 sq. ft. space at \$130.00 per sq. ft. If you would like more information please call Dan Bartell at 303-753-9100.

Sq. Ft. 1,284

Sale Information

Based upon building shell at \$175 psf and high quality tenant finish of \$35 psf.

	sale price psf	\$	130.00
purchase price		\$	166,920
down payment @	10%	\$	16,692
loan amt		\$	150,228
interest rate (annual) <i>estimate (estimate as of 2/1/2006)</i>	8.25%		
amortization per (yrs)	25		
debt service per month		\$	(1,184)
Condo Assn. Fee Mo. psf <i>estimate</i>	\$ 5.31	\$	(568)
Total Monthly Cost		\$	(1,753)
Total Annual Cost psf - sale		\$	16.38
amt of principal in above monthly pmt		\$	(152)
amt of interest in above monthly pmt		\$	(1,033)

POTENTIAL TAX BENEFITS (PLEASE CONSULT YOUR TAX ADVISOR)

depreciation @ 80%/20% bldg to land / 39 yrs (annual)		\$	3,424
interest deduction (annual)		\$	12,394
total @ 35% state & fed tax bracket	35%		5,536.23
equity increase (annual) i.e.. paying yourself		\$	1,820
total per square foot tax svgs & equity		\$	5.73
net potential out of pocket cost of owning psf		\$	10.65

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 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.