

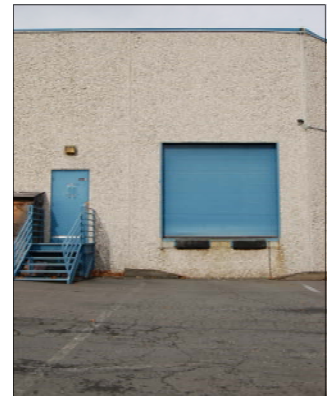
# SALE

## 5,055 SF FLEX WAREHOUSE

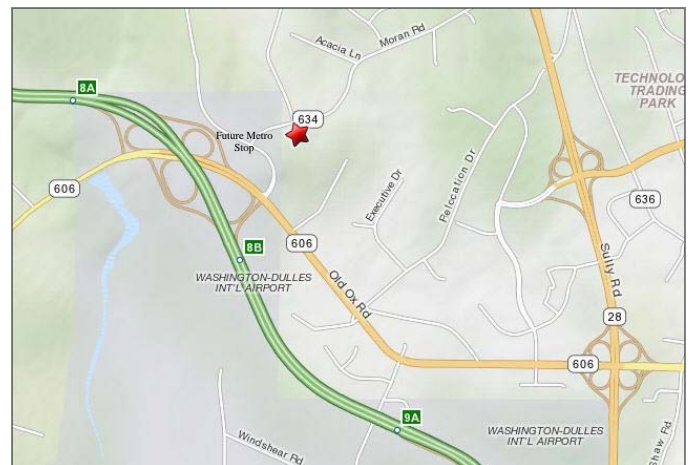
22611 MARKEY COURT, UNIT 101 | DULLES | VA | 20166



**SALE PRICE**  
**\$783,525.00**  
(\$155 PSF)



- APPROXIMATELY 1,200 SF OFFICE
- REAR DOCK LOADING
- 18' CLEAR HEIGHT
- FREE SURFACE PARKING
- PD-GI ZONING
- END UNIT
- APPROXIMATELY 1/2 MILE FROM FUTURE METRO STOP
- FOUR MILES TO DULLES INT'L AIRPORT
- YEARLY TAXES: \$8,152.28
- YEARLY CONDO DUES: \$6,822.12



CENTRALLY LOCATED THIS PROPERTY HAS EASY ACCESS TO  
ROUTE 28 AND ROUTE 7

[www.cgr-inc.com](http://www.cgr-inc.com)

43671 Trade Center Place, Suite 106  
Dulles, Virginia 20166

Exclusive Listing By:

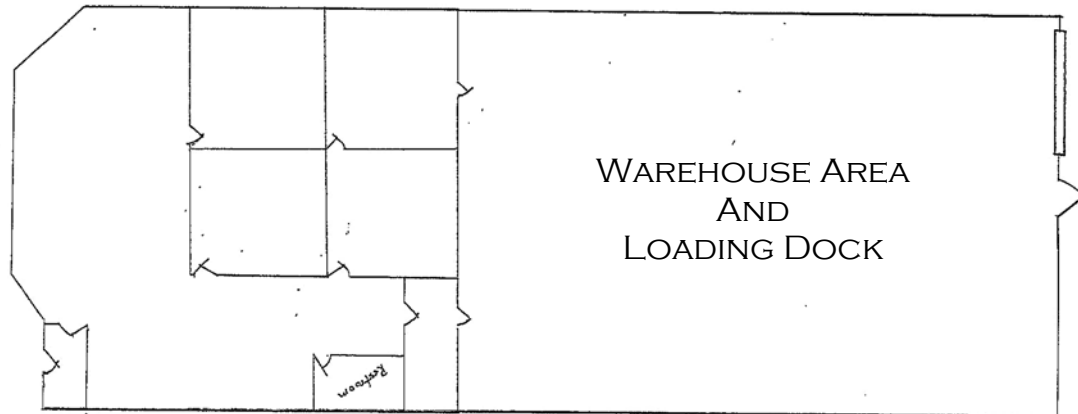


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THERTEL@CGR-INC.COM



**703-544-1013**

UNIT FLOOR PLAN  
(NOT TO SCALE)



## COST TO OWN ANALYSIS

### SBA Benefits

- 10% down payment allows for Buyer to hold on to more of their own capital
- Longer repayment terms equates to lower monthly payments
- Interest rate risk eliminated by having 25 year fully fixed/amortized loan

SBA 10%			
<b>Unit 101</b>	5,055 SF	Monthly Payment \$ 4,122	<b>OWN/VERSUS LEASE</b>
Purchase Price	\$ 783,525	Condo Fee \$ 569	Ownership monthly cost \$ 5,370
Down Payment	\$ 78,352	Real Estate Tax \$ 679	Equals Rental Rate of
Loan Amount	\$ 705,713		\$12.75 psf Gross Rent net of Utilities
Monthly Payment	\$ 4,122	Total Monthly Cost \$ 5,370	or \$9.79 nnn (\$2.96)

- The above financing example assumes 10% down, 5% interest Rate and 25 Year Fully Amortized. Financing terms are subject to change without notice.
- The above cost psf analysis does not include tax deductible cost or depreciation. Please consult a tax advisor or accountant regarding cost savings.

20% Conventional			
<b>Unit 101</b>	5,055 SF	Monthly Payment \$ 4,137	<b>OWN/VERSUS LEASE</b>
Purchase Price	\$ 783,525	Condo Fee \$ 569	Ownership monthly cost \$5,385
Down Payment	\$ 156,705	Real Estate Tax \$ 679	Equals Rental Rate of
Loan Amount	\$ 626,820		\$12.78 psf Gross Rent net of Utilities
Monthly Payment	\$ 4,137	Total Monthly Cost \$ 5,385	or \$9.82 nnn (\$2.96)

- The above financing example assumes 20% down, 5-10 Year Loan Term, 5% interest Rate and 20 Year Amortization. Financing terms are subject to change without notice.
- The above cost psf analysis does not include tax deductible cost or depreciation. Please consult a tax advisor or accountant regarding cost savings.