

SALE

OFFICE/WAREHOUSE

14240 SULLYFIELD CIRCLE, UNIT F | CHANTILLY | VA | 20151

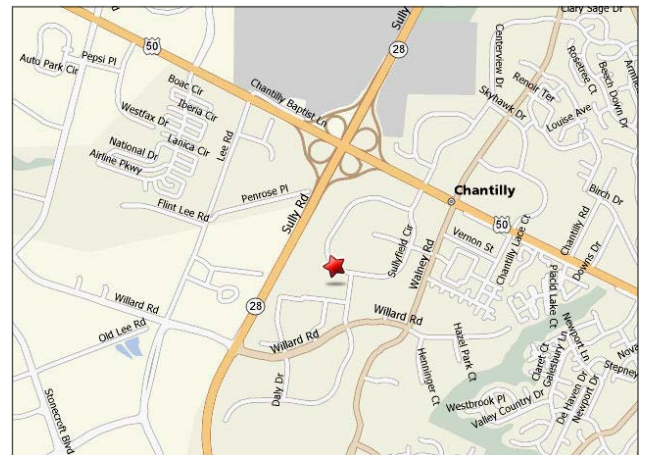


SALE

\$480,000
(\$200.00 PSF)

FEATURES:

- 2,400 SQ FT
- APPROXIMATELY 1,800 SF 1ST FLOOR WAREHOUSE AND 600 SF OF 2ND FLOOR MEZZANINE OFFICE
- OFFICE/WAREHOUSE W/DRIVING IN LOADING
- FAIRFAX COUNTY: I-5 ZONING
- ANNUAL CONDO DUES: \$3,768.00
- ANNUAL TAXES: \$3,079.13
- CENTRALLY LOCATED IN CHANTILLY, THIS LOCATION HAS EASY ACCESS TO RTE 28, RTE 50, AND WITH CLOSE PROXIMITY TO DULLES INTERNATIONAL AIRPORT



Exclusive Listing By:



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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%

Unit F	2,400 SF	Monthly Payment	\$2,525.43	OWN/VERSUS LEASE
Purchase Price	\$ 480,000	Condo Fee	\$ 314.00	Ownership monthly cost \$ 3,096.02
Down Payment	\$ 48,000	Real Estate Tax	\$ 256.59	Equals Rental Rate of
Loan Amount	\$ 432,000			\$15.48 psf Gross Rent net of Utilities
Monthly Payment	\$ 2,525.43	Total Monthly Cost	\$ 3,096.02	or \$12.63 nnn (\$2.85)

- 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

Unit F	2,400 SF	Monthly Payment	\$ 2,534.23	OWN/VERSUS LEASE
Purchase Price	\$ 480,000	Condo Fee	\$ 314.00	Ownership monthly cost \$3,104.82
Down Payment	\$ 96,000	Real Estate Tax	\$ 256.59	Equals Rental Rate of
Loan Amount	\$ 384,000			\$15.52 psf Gross Rent net of Utilities
Monthly Payment	\$ 2,534.23	Total Monthly Cost	\$ 3,104.82	or \$12.67 nnn (\$2.85)

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