

SALE

OFFICE/WAREHOUSE

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

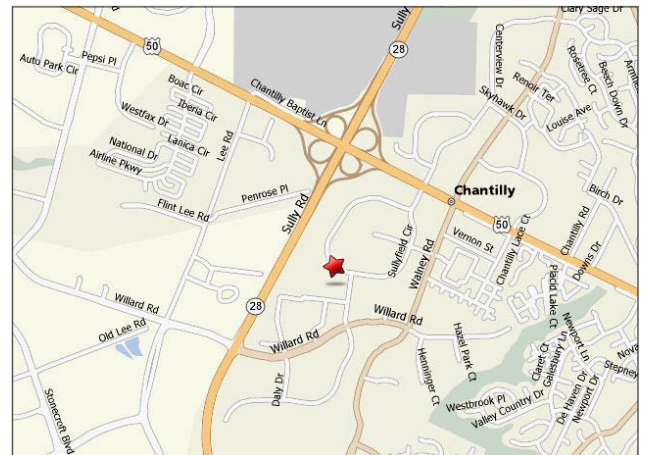


SALE

\$456,000
(\$190.00 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	\$2,399.16	OWN/VERSUS LEASE
Purchase Price	\$ 456,000	Condo Fee	\$ 314.00	Ownership monthly cost \$ 2,969.75
Down Payment	\$ 45,600	Real Estate Tax	\$ 256.59	Equals Rental Rate of
Loan Amount	\$ 410,400			\$14.85 psf Gross Rent net of Utilities
Monthly Payment	\$ 2,399.16	Total Monthly Cost	\$ 2,969.75	or \$12.00 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	\$ 2,132.58	OWN/VERSUS LEASE
Purchase Price	\$ 456,000	Condo Fee	\$ 314.00	Ownership monthly cost \$2,702.87
Down Payment	\$ 91,200	Real Estate Tax	\$ 256.59	Equals Rental Rate of
Loan Amount	\$ 364,800			\$13.51 psf Gross Rent net of Utilities
Monthly Payment	\$ 2,132.58	Total Monthly Cost	\$ 2,702.87	or \$10.66 nnn (\$2.85)

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