

# MADRONA

MEDICAL & PROFESSIONAL CENTER

## Conventional Loan: 5.75%, 20% Downpayment

### OWN vs. LEASE - Monthly Comparison

<b>Building Size (Square Feet):</b>	667		
<b>Price Per Square Foot</b>	\$475.00		
<b>Sale Price:</b>	\$316,825.00		
<b>Buildout Price Per Square Foot:</b>	\$50.00		
<b>Total Build-Out Cost :</b>	\$33,350.00		
<b>Loan Fees</b>	\$5,711.86		
	<b><u>PURCHASE</u></b>		<b><u>LEASE</u></b>
Sale Price	\$316,825.00		N/A
Build Out	\$33,350.00		
Total Project Cost	\$350,175.00		
Total Loan (80% + Loan Fees)	\$285,851.86		N/A
Down Payment (20%)	\$70,035.00		N/A
<b>TOTAL PURCHASE COST</b>	<b>\$70,035.00</b>		<b>\$ 0</b>
Mortgage Payment (5.75%, 25 years, blended)	\$1,798.31		N/A
Rent/Mo. (\$2.75 NNN, 3% annual increases)	N/A		\$2,102.76
Property Taxes	\$290.42		\$53.36
Insurance	\$155.00		\$155.00
Utilities	\$113.39		\$113.39
Owners Association Dues	\$126.06		N/A
<b>TOTAL MONTHLY COST</b>	<b>\$2,483.19</b>		<b>\$2,424.51</b>
<b>ADD BACK TAX BENEFITS (40% TAX BRACKET):</b>			
Depreciation	(\$194.54)		
Property Tax	(\$116.17)		
Mortgage Deduction	(\$484.32)		
Appreciation (4% per year)	(\$1,056.08)		
Lease Deduction	N/A		(\$841.10)
<b>SUBTOTAL</b>	<b>(\$1,851.12)</b>		<b>(\$841.10)</b>
<b>NET MONTHLY COST</b>	<b>\$632.07</b>		<b>\$1,583.41</b>
<b>Difference in Net Monthly Cost</b>	<b>\$951.34</b>		

NOTE: This is not nor can it be construed as a commitment to lend. Any and all terms and conditions subject to change. All facts and figures are estimates only and are not guaranteed to be accurate. Please consult with a certified public accountant to get an assessment of your own personal financial situation prior to making a decision to purchase.