

17031 Manchester Road

Glencoe, MO 63038

For Sale @ \$379,900

Why Lease if you can Purchase your own Office/Warehouse space at or below rental rate of **\$8.92/SQFT** all in?*

What are you paying to just Lease your space?
Ask us how you can Begin Building Equity.

Estimated with 10% down, 3% interest, and approved SBA 504 loan.

Key data

Purchase Price: \$379,900

Building SQFT: 3,840

Lot SQFT: 39,204

Taxes 2019: \$8,987

Insurance estimated \$2,500 year

Purchased at \$379,900

$\$379,900 / 3,840 \text{ SQFT} = \$99/\text{SQFT}$

Assumption* - SBA Loan 10% Down 3% Interest with 20 Year Amortized Loan

$\$379,900 \times 10\% = \$37,990$ down payment with loan balance \$341,910

Loan with Interest \$1,896

RE Taxes \$ 749

Insurance: \$ 208

Total Monthly Spend = \$2,853

$\$2,853 \times 12 \text{ months} = \$34,236/\text{YR}$ or **\$8.92/SQFT**

