

# Ownership Cost Analysis

2438 Research Pkwy.  
Colorado Springs, CO



## PURCHASE TRANSACTION WITH SBA FINANCING

Sale Price	\$565,600
Est Closing Costs	\$23,190
<small>(SBA Guaranty Fee, Title, Appraisal, Environmental, etc.)</small>	
<b>Total Project Cost</b>	<b><u>\$588,790</u></b>
Down Payment (10%)	\$58,879
Total Financed	\$529,911
Monthly Debt Service	\$4,630

## OWNERSHIP COST ANALYSIS \*

Annual Debt Service	\$55,558
Annual Depreciation Expense	\$10,877
Annual Operating Expenses	\$13,857
Average Annual Interest Expense	<u>\$34,361</u>
Net Pretax Expense	\$59,095
<small>(Depreciation+Average Interest Expense+Operating Expenses)</small>	
Effective Annual Tax Savings	<u>\$14,774</u>
Effective Annual Expense	<u>\$44,322</u>
<small>(Including tax savings, but excluding principal reduction)</small>	
Effective Average Annual Cost Per Sq. Ft.	\$3
<small>(Including tax savings)</small>	
Net Annual Cash Outlay Per Sq. Ft.	\$4
<small>(Based on total debt service &amp; operating expenses)</small>	

## PROPERTY PRESENTED BY:

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## FINANCING AVAILABLE BY:

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\*Notes: The above information is an illustration only and should not be construed as a commitment to lend. All rates, terms, and conditions are subject to approval and can change without notice. Any loans that may be considered would require a completed loan application, and would be further subject to satisfaction of any conditions associated with underwriting, closing, and other requirements in accordance with the U.S. Small Business Administration's and CrossFirst Bank's policies. Interest rates are subject to change with market conditions. Neither CrossFirst Bank nor NAI Highland make any representations or warranties about the validity of this information. All information should be verified by the recipient.

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This example assumes depreciation = 75% of cost for 39 year schedule, interest expense averaged over 25 years, assumes 25% effective tax bracket, interest rate - 9.50% at the time, loan term - 300 months. This analysis may not include all occupancy/operating costs.