

**BUY Vs. LEASE ANALYSIS**  
**MARBROOK CENTRE**  
**14325 WILLARD ROAD, SUITES 102, CHANTILLY, VA 20151**

<b>OWN 5,521 SF Office Space</b>		<b>LEASE 5,521 SF Office Space</b>	
Purchase Assumptions		Lease Assumptions	
Purchase Price	\$750,000	Rent per mo (\$18/SF)	\$8,282
Start-up investment		Start-up investment	
25% down payment	\$ 187,500	Prepaid rent & deposit	\$16,563
Loan Fees & costs	\$15,000		
Total start-up costs	\$ 202,500	Total start-up costs	\$16,563
Monthly Costs		Monthly Costs	
Payment on \$562,500 loan*	\$3,555	Rent payment	\$8,828
Operating costs (taxes/condo/utilities)	\$2,387	Utilities	\$ 400
Total Monthly Costs	\$5,942	Total Monthly Costs	\$9,228
Approx. Mo. Interest deduction**	\$1,036	Approx. Mo. Interest deduction**	\$0
Monthly depreciation	\$1,603	Monthly depreciation	\$0
Total Monthly Ownership Benefits	\$2,639	Total Monthly Ownership Benefits	\$0
Total Effective Monthly Cost	\$3,303	Total Effective Monthly cost	\$9,228
*Loan based on 25 year amortization			
6.5% interest			
** Assumes 34% tax bracket			

Information contained herein should be verified prior to entering into any transaction.