

20% of your rent goes towards your purchase!!

2500 sq. ft. (1 Unit) Other Increments of 2,500 up to 10,000 Available

<u>1 Year Lease</u>	<u>Rent Amt.</u>	<u>20% Rent Credit to Buyer</u>	<u>Buyers Credit After each Year</u>	<u>Purchase Price After Each Year</u>	<u>Mtg. Needed After Each Year</u>	<u>Rent Credit</u>	<u>Cash Out of Pocket To Purchase</u>
2500 sq. ft. @ \$9.00 sq. ft.	\$1,875.00/mo \$22,500.00/yr +Sale Tax	\$4,500.00	\$4500.00	2500 sq. ft. @ \$110. Sq. Ft. \$275,000	\$252,500 (90%)	\$4500.00	\$23,000.00
<u>2 Year Lease</u>							
2500 sq. ft. @ \$9.27 sq. ft.	\$1,939.58/mo \$23,275.00/yr +Sales Tax	\$4,635.00	\$9135.00	2500 sq. ft. @ \$111. Sq. Ft. \$277,500	\$254,750 (90%)	\$9135.00	\$18,615.00
<u>3 Year Lease</u>							
2500 sq. ft. @ \$9.55 sq. ft.	\$1,989.58/mo \$23,875.00/yr +Sales Tax	\$4,775.00	\$13,910.00	2500 sq. ft. @ \$112. Sq. Ft. \$280,000	\$257,000 (90%)	\$13,910.00	\$14,090.00
<u>4 Year Lease</u>							
2500 sq. ft. @ \$9.84 sq. ft.	\$2,050.00/mo \$24,600.00/yr +Sales Tax	\$4,920.00	\$18,830.00	2500 Sq. Ft. @ \$114. Sq. Ft. \$285,000	\$261,500 (90%)	\$18,830.00	\$9,670.00
<u>5 Year Lease</u>							
2500 sq. ft. @ \$10.13 sq. ft.	\$2,110.41/mo \$25,325.00/yr +Sales Tax	\$5,065.00	\$23,895.00	2500 Sq. Ft. @ \$115. Sq. Ft. \$287,500	\$263,750 (90%)	\$23,895.00	\$4855.00

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*These numbers are estimates only. Consult your professionals for particulars. * Subject to change without notice * Plus applicable monthly Cam Charges

SAVINGS OF \$197.00/MONTH!****

Mortgage after 1 year = \$247,500 plus \$5,000. Closing Costs = \$252,500 @ 6% for 20 years \$1809.00 per month
****\$1,809.00 Mon/Pmt. Vs. last year's rent of \$2006.00
No Pass Thru Costs 1st year

SAVINGS of \$381.00/Month! ****

Mortgage after 2nd year = \$249,750 plus 5000.00 closing costs = 254,750 @ 6% for 20 years = \$1825.00 per month
****\$1825.00 Month/Pmt. Vs. last year's rent of \$2206.00
2nd Year Pass Thru Costs 25% = \$1562.50 Plus Sales Tax

SAVINGS of \$566.00/Month! ****

Mortgage after 3rd year = \$252,000 plus 5000.00 closing costs = 257,000 @ 6% for 20 years = \$1841.00 per month
**** \$1841.00/Month Pmt. VS. last year's rent of \$2407.50
3rd Year Pass Thru 50% = \$3125.00 Annually, Plus Sales Tax

SAVINGS of \$738.00/Month! ****

Mortgage after 4th Year = \$256,500 plus 5000.00 closing costs = 261,500 @ 6% for 20 years = \$1873.00 per month
****\$1873.00/Month Pmt. VS. last year's rent of \$2611.00
4th Year Pass Thru 75% = \$4687.50 Annually, Plus Sales Tax

SAVINGS of \$925.00/Month! ****

Mortgage after 5th Year = \$258,750.00 plus 5000 closing costs = \$263,750 @ 6% for 20 years = \$1890 per month
**** \$1890.00/Month Pmt. VS last year's Rent of \$2815.00
5th Year Pass Thru 100% = \$6250.00 Annually, Plus Sales Tax

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WHY PAY RENT?

LEASE TO OWN!

5000 sq. ft. (2 Units) Other Increments of 2,500 up to 10,000 Available

<u>1ST Yr.</u> <u>Lease</u>	<u>Rent</u> <u>Amt.</u>	<u>Seller's 20% Rent</u> <u>Credit to Buyer</u>	<u>Buyers Down</u> <u>Pmt. Earned</u>	<u>To Purchase at the</u> <u>end of each year</u>	<u>Mtg. Needed</u> <u>Aft each year</u>	<u>Minus Rent</u> <u>Credit</u>	<u>Cash Needed to</u> <u>Purchase</u>
5000sq. ft. @ \$8.75 sq. ft.	\$3,645.83/mo \$43,750.00/yr +st	\$8,750.00	\$8,750.00	5000 sq. ft. @ \$105. Sq. Ft. \$525,000	\$480,000 (90%)	\$8,750.00	\$43,750.00
<u>2nd Yr.</u> <u>Lease</u>							
5000 sq. ft. @ \$9.00 sq. ft.	\$3,750.00/mo \$45,000.00/yr +st	\$9,000.00	\$17,750.00	5000 sq. ft. @ \$106. Sq. Ft. \$530,000.00	\$484,500 (90%).	\$17,750.00	\$34,250.00
<u>3rd Yr.</u> <u>Lease</u>							
5000 sq. ft. @ \$9.27 sq. ft.	\$3,862.50/mo \$46,350.00/yr +st	\$9,270.00	\$27,020.00	5000 sq. ft. @ \$107. Sq. Ft. \$535,000.00	\$489,000.00 (90%)	\$27,020.00	\$26,480.00
<u>4th Yr</u> <u>Lease</u>							
5000 sq. ft. @ \$9.55 sq. ft.	\$3,979.16/mo \$47,750.00/yr +st	\$9550.00	\$36,570.00	5000 Sq. Ft. @ \$108. Sq. Ft \$540,000.00	\$493,500.00 (90%)	\$36,570.00	\$17,430.00
<u>5th Yr.</u> <u>Lease</u>							
5000 sq. Ft. @ \$9.84 sq. ft.	\$4,100.00/mo \$49,200.00/yr +st	\$9,840.00	\$46,410.00	5000 Sq. Ft. @ \$109. Sq. Ft. \$545,000.00	\$498,000.00 (90%)	\$46,410.00	\$ 8,090.00

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SAVINGS OF \$462.00/MONTH!****

Mortgage after 1st year = \$472,500 plus \$7,500. Closing Costs = \$480,000 @ 6% for 20 years \$3,439.00 per month
****\$3,439.00 Mon/Pmt. Vs. last year's rent of \$3,901.00
No Pass Thru Costs 1st year

SAVINGS of \$820.00/Month! ****

Mortgage after 2nd year = \$477,000 plus 7,500.00 closing costs = 481,500 @ 6% for 20 years = \$3471.00 per month
****\$3,471 Month/Pmt. Vs. last year's rent of \$4,291.00
2nd Year Pass Thru Costs 25% = \$3,125.00 Plus Sales Tax

SAVINGS of \$1187.00/Month! ****

Mortgage after 3rd year = \$481,500 plus 7,500.00 closing costs = 489,000 @ 6% for 20 years = \$3503.00 per month
**** \$3503.00/Month Pmt. VS. last year's rent of \$4,690.00
3rd Year Pass Thru 50% = \$6,250.00 Annually, Plus Sales Tax

SAVINGS of \$1557.00/Month! ****

Mortgage after 4th Year = \$486,000 plus 7,500.00 closing costs = 493,500 @ 6% for 20 years = \$3536.00 per month
****\$3536.00/Month Pmt. VS. last year's rent of \$5093.00
4th Year Pass Thru 75% = \$9,375.00 Annually, Plus Sales Tax

SAVINGS of \$1934.00/Month! ****

Mortgage after 5th Year = \$490,500 plus 7,500.00 closing costs = \$498,000 @ 6% for 20 years = \$3569.00 per month
**** \$3569.00/Month Pmt. VS last year's Rent of \$5502.00
5th Year Pass Thru 100% = \$12,500.00 Annually, Plus Sales Tax

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WHY PAY RENT?

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10,000 sq. ft. (4 units)

<u>1ST Yr.</u> <u>Lease</u>	<u>Rent</u> <u>Amt.</u>	<u>Seller's 20% Rent</u> <u>Credit to Buyer</u>	<u>Buyers Down</u> <u>Pmt. Earned</u>	<u>To Purchase at the</u> <u>end of each year</u>	<u>Mtg. Needed</u> <u>Aft each year</u>	<u>Minus Rent</u> <u>Credit</u>	<u>Cash Needed to</u> <u>Purchase</u>
10000sq. ft. @ \$8.50 sq. ft.	\$7,083.33/mo \$85,000/yr +st	\$17,000	\$17,000	10,000 sq. ft. @ \$100. Sq. Ft. \$1,000,000.00	\$910,000 (90%)	\$17,000	\$83,000
<u>2nd Yr.</u> <u>Lease</u>							
10000 sq. ft. @ \$8.76 sq. ft.	\$7,300.00/mo \$87,600.00/yr +st	\$17,520	\$34,520	10,000 sq. ft. @ \$101. Sq. Ft. \$1,010,000.00	\$919,000 (90%)	\$34,520.	\$66,480
<u>3rd Yr.</u> <u>Lease</u>							
10000 sq. ft. @ \$9.02 sq. ft.	\$7,516.66/mo \$90,200.00/yr +st	\$18,040	\$52,560	10,000 sq. ft. @ \$102. Sq. Ft. \$1,020,000	\$928,000 (90%)	\$52,560	\$49,440
<u>4th Yr</u> <u>Lease</u>							
10000 sq. ft. @ \$9.29 sq. ft.	\$7,741.66/mo \$92,900.00/yr +st	\$18,580	\$71,140	10,000 Sq. Ft. @ \$103. Sq. Ft \$1,030,000	\$937,000 (90%)	\$71,140	\$31,800
<u>5th Yr.</u> <u>Lease</u>							
10000sq. ft. @ \$9.57 sq. ft.	\$7,975.00/mo \$95,700.00/yr +st	\$19,140	\$90,280	10,000 Sq. Ft. @ \$104. Sq. Ft. \$1,040,000	\$946,000 (90%)	\$90,280	\$13,720

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SAVINGS OF \$1059/MONTH!****

Mortgage after 1st year = \$900,000 plus \$10,000. Closing Costs = \$910,000 @ 6% for 20 years \$6,520 per month
****\$6,520 Mon/Pmt. Vs. last year's rent of \$7,579.
No Pass Thru Costs 1st year

SAVINGS of \$1784/Month! ****

Mortgage after 2nd year = \$909,000 plus 10,000 closing costs = 919,000 @ 6% for 20 years = \$6,584 per month
****\$6,584 Month/Pmt. Vs. last year's rent of \$8,368
2nd Year Pass Thru Costs 25% = \$6,134 Plus Sales Tax

SAVINGS of \$2,509/Month! ****

Mortgage after 3rd year = \$918,000 plus 10,000 closing costs = 928,000 @ 6% for 20 years = \$6,648 per month
**** \$6,648/Month Pmt. VS. last year's rent of \$9,157
3rd Year Pass Thru 50% = \$12,500 Annually, Plus Sales Tax

SAVINGS of \$3,243/Month! ****

Mortgage after 4th Year = \$927,000 plus 10,000 closing costs = 937,000 @ 6% for 20 years = \$6,713 per month
****\$6,713/Month Pmt. VS. last year's rent of \$9,956
4th Year Pass Thru 75% = \$18,750 Annually, Plus Sales Tax

SAVINGS of \$3,985/Month! ****

Mortgage after 5th Year = \$936,000 plus 10,000 closing costs = \$946,000 @ 6% for 20 years = \$6,777 per month
**** \$6,777/Month Pmt. VS last year's Rent of \$10,762
5th Year Pass Thru 100% = \$25,000 Annually, Plus Sales Tax

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