

# 5405 Overland For Sale

Rate  
Reduced!



**Address:** 5405 Overland Road (Southwest corner of Philippi and Overland Roads)

**Legal:** Par #0001 Lots 1 & 2 Blk 1 Country Club Sub No. 1 #0006-S #0007-S Par 1 R.S. #3344

**Building Size:** 3,750 sq. ft. approximately. Includes basement apartment

**Lot Size:** .39 acre

**Price:** ~~\$375,000~~ Now \$345,000

**Price per sf:** \$92.00

**Taxes:** \$3,448 – 2008

**Zoning:** L-OD

**Structure:** Classic brick building with large plate glass windows to take advantage of the gorgeous views. Building has been updated, is highly maintained and in very good condition. Includes new air conditioning, new water heater and windows. Ready to move into condition.

**Floor Plan:** Suite 100: Reception area with open work areas. Large executive office and conference with charming marble and oak fireplace, 3 private offices, kitchen/break room. Suite 101: Two large open areas.

## Call agent to show!

### Financial Information:

\$ 345,000 Purchase Price  
\$ 34,500 Down payment (10%)  
\$ 172,500 @ 6.5% Bank Financing  
\$ 138,000 @ 5.4% SBA 504 Program

### Loan Details:

\$ 15,433.32 Annual Principal/Interest on Bank Loan  
\$ 11,298.00 Annual Principal/Interest on SBA 504 Loan

### Occupancy Cost Details:

\$ 26,731 Annual debt service  
\$ 11,882 Estimated annual expenses  
\$ 38,613 Annual Occupancy Costs  
  
\$ 7,800 Additional Annual Income from Apartment  
\$ 30,813 Total Annual Occupancy Costs  
\$ 30,813 Owner-Occupant Annual Rent  
\$ 12.32 Per sq. ft. Cost Full Service (apprx. 2,500 sf)

701 E. STATE ST., #150  
EAGLE, ID 83616



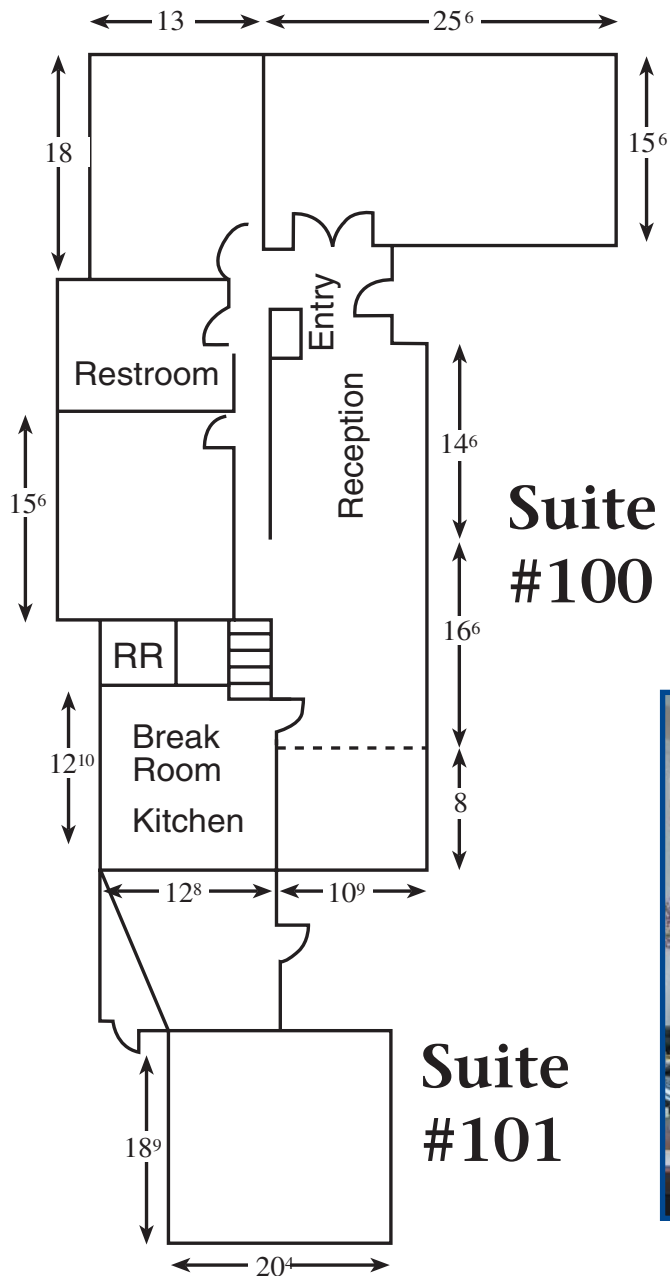
**For more information contact:**

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The information contained herein has been obtained from reliable sources, but is not guaranteed.

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**For more  
information contact:**



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