

24 Aspen Glen Court**4BR/3.5BA****2248 sq. ft.**

6/5/2018

Operating Expenses Estimate

Sale Price \$ 699,000 \$/Sq.Ft. \$ 310.94
 20% down \$ 139,800
Loan Amount \$ 559,200

Version 1

Expense	Monthly	Quarterly	Annual	NOTES
Taxes	\$ 194.65	\$ 583.96	\$ 2,335.84	Based on 2017 taxes
Homestead Court Club	\$ 105.00	\$ 315.00	\$ 1,260.00	
Black Hills Gas	\$ 93.00	\$ 279.00	\$ 1,116.00	12 month average
Water/Sewer	\$ 85.56	\$ 256.68	\$ 1,026.72	12 month average Eagle Water & Sanitation
Cable & Internet	\$ 89.99	\$ 269.97	\$ 1,079.88	Comcast estimate
Trash/Recycle	\$ 39.33	\$ 117.99	\$ 471.96	Honeywagon weekly pick up & every other week recycle pick up
Aspen Glen HOA Operating	\$ 164.90	\$ 494.71	\$ 1,978.84	Snow removal, landscaping, management,
Aspen Glen HOA Reserves	\$ 84.41	\$ 253.24	\$ 1,012.96	Operating Reserves
Holy Cross Electric	\$ 70.00	\$ 210.00	\$ 840.00	12 Month Average from Holy Cross Electric
Insurance (personal contents)	\$ 104.50	\$ 313.50	\$ 1,254.00	Estimate for personal property insurance/content insurance
TOTAL OPERATING EXPENSES	\$ 1,031.35	\$ 3,094.05	\$ 12,376.20	Expenses

LOAN AMOUNT

\$ 559,200.00

Est. 30 year Rate

4.50%

Monthly Loan Payment

\$ 2,833.38

Operating Expenses

\$ 1,031.35

Monthly Total**\$ 3,864.73 *****

***Basement Rental Potential

\$ 1,100.00 month

Adjusted Monthly Total**\$ 2,764.73****SELLER UPGRADES/REPLACEMENTS:**

Stone fireplace

Garage door

Stainless Steel appliances

Washer/Dryer

Custom window treatments

Water Heater

Barnwood walls

Comfort Height Toilets

Window screens

Kitchen faucet

Screen door

Front glass/screen door

Lock off Kitchen appliances, sink & faucet & more!

**This information is for evaluation purposes only. Expenses are averages, but they may fluctuate depending on owner usage.*

All information is based on current actual knowledge, but should be verified by potential buyers.

The Owner/Seller of 24 Aspen Glen Court is a licensed Real Estate Broker.