



Union Square Condos

600 Broadway Ave, NW
Grand Rapids, MI 49504

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\$189,900

***Monthly payment of \$1,069 including principal & interest, association dues, and property taxes.**

Price	Suite	Sq Ft	Bed(s)	Bath(s)	Outside Access	Brick	Free Parking	**Extra Parking
\$189,900	221	1,428	2	1.5	Deck Option	X	1	1 Garage + Street Parking

\$299,000 to \$339,900

***Monthly payments ranging from \$1,553 to \$1,921 including principal & interest, association dues, and property taxes.**

Price	Suite	Sq Ft	Bed(s)	Bath(s)	Outside Access	Exposed Brick	Free Parking	**Optional Parking
\$299,500	225	1,654	2	1.5	Roof Deck	X	1	1 Garage + Street Parking
\$323,900	226	1,890	2	2.5	2 Decks	X	1	1 Garage + Street Parking
\$299,000	412	1,448	2	2	Balcony	X	1	1 Garage + Street Parking
\$299,500	413	1,448	2	2	Balcony	X	1	1 Garage + Street Parking
\$339,900	618	1,916	2 to 4	2 or 3	Deck	X	2	2 Garages + Street Parking

\$379,500 to \$391,500

***Monthly payments ranging from \$2,163 to \$2,217 including principal & interest, association dues, and property taxes.**

Price	Suite	Sq Ft	Bed(s)	Bath(s)	Outside Access	Exposed Brick	Free Parking	**Optional Parking
\$379,500	615	2,126	2 to 4	2 to 3	Deck	X	2	2 Garages + Street Parking
\$391,500	605	2,065	2 to 4	2 to 3	Deck	X	2	2 Garages + Street Parking

Commercial Space from \$49,900 to \$90,000

Price	Suite	Sq Ft	Notes
\$49,900	Office C2	353	Second floor in the NE corner. Nice windows to interior courtyard.
\$49,900	Office C3	353	Third floor in the NE corner. Nice windows to interior courtyard
\$90,000	Coffee Shop	1,245	Nice space with 2 entrances and high ceilings. Located by main west entrance.

***OWNERSHIP COSTS-**The above payments are principal and interest, association dues, and are based on the NCHAMP 30-year amortization loan for 90% of the purchase price with a 5% fixed interest rate. Suite 221 & 601B are based on a conventional 30-year amortization loan for 90% of the purchase price with a 5.8% fixed rate. Union Square is located in the Renaissance Zone until 2012 and the NEZ until 2019. Renaissance Benefits include no property taxes, no city income taxes (1.3%), and no state income taxes (4.35%). Ren Zone savings phase out in 25% increments the final three years starting in 2009. The above savings are based on a \$70,000 household income. The figures on this page do not include significant deductions of interest expense on your federal taxes. The above figure does not include private mortgage insurance (if necessary).

****AVAILABLE PARKING-** Condos include 1 free parking spot in the gated west parking lot. Penthouse condos include 2 free parking spots in the gated west parking lot. There is additional free street parking around the building. You may purchase a garage for \$10,500. A garage takes the place of a free spot in the west lot. Penthouse condos may purchase 2 garages.