

Triple-mint, 685 sq. ft., open loft space at The South Star, a newly converted, full service building. This particular unit is unique because of its location on the 12th floor, where the building sets back, creating a 95 sq.ft. private roof terrace—a rare find in this size, price and quality. It has high ceilings, a new kitchen featuring handsome stones, Sub Zero and Bosch appliances; with a luxurious bath fitted with top-of-the-line fixtures, marble and limestone. The South Star features a 24 hour attended lobby, fitness center and available on-site parking. A 421g tax abatement means low monthlies for years to come. The South Star is near two of the best food markets downtown, and a short walk to the new Tiffany and Hermes stores—it's positioned centrally for transportation and appreciation, as the financial district transforms into one of the most exciting new neighborhoods in Manhattan.



## **80 JOHN STREET, LOFT N° 12-D**

**reduced! \$699,000 | cc \$481 | taxes \$201 | max. financing 90%**  
**corcoran.com & comitini.com web id #1082040**

### **APARTMENT FEATURES:**

685 interior sq. ft.  
95 sq. ft terrace  
new kitchen  
Sub Zero & Bosch  
new bath in  
natural stones

10 ft. ceilings

large windows

sunny, eastern exposure

walk-in closet

### **BUILDING FEATURES:**

condo

attended lobby

laundry on all floors

prime FiDi location

pet friendly

on-site parking available

health club on-site (extra)

exclusively represented by

**peter comitini**



**comitini.com | 212.444.7844 | peter@comitini.com**

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corcoran group real estate

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## PURCHASE COST ANALYSIS

### MORTGAGE & MONTHLY PAYMENTS:

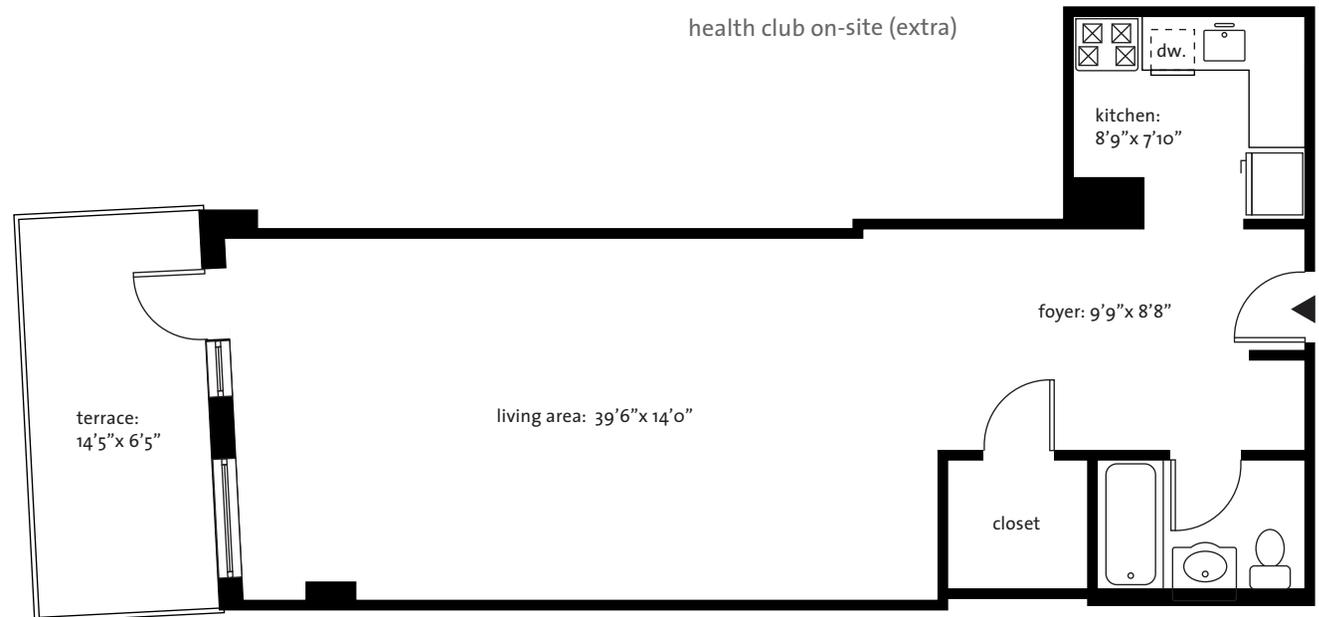
purchase price	\$699,000
down payment (10%)	\$69,900
mortgage interest rate	6.00%
mortgage term	30 years
amount mortgaged	\$629,100
mortgage payment	\$3,772
common charge	\$482
property taxes	\$201
out-of-pocket	\$4,455

### TAX BENEFIT:

tax bracket	38.5%
monthly tax savings	\$1,288

### NET MONTHLY COST OF OWNERSHIP:

**\$4,455 - \$1,288 = \$3,167**



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