





### **McConnell Lofts Unit 404 - \$225,000.00**

Unit 404 is a 1,390 Sq. Ft. 2 bedroom/2 bathroom loft unit for sale. It is an unfinished unit that will take around three months to complete remaining finishes, and as the buyer you will be able to participate in choosing those finishes. The cost in addition to the (white box) price above will be for the remaining finishes you choose. There is flexibility within those amounts for finishes given your style, taste, and living needs. We have a standard finish that we maintain in all of our units, which includes granite or quartz countertops, a premium grade cabinetry for kitchen and bathroom areas, light filtering window shades, solid core doors, premium grade paint, and stainless steel appliance packages. We have examples of all of these items within our finished units and style and color of finishes can be changed to fit your particular taste given your budget. Doors and trim selection along with plumbing and light fixtures can also be chosen to fit the style you are looking for as well. Your unit will be unique and therefore represents the style and taste that you are most comfortable with. No two units within the building will be alike and therefore we feel that it is best to work with each buyer individually when purchasing an unfinished unit to understand their taste, style, and living needs to achieve the best end product possible. This offers you a chance to create a unit that is truly yours.

### **McConnell Lofts HOA Fee**

All items listed below are included within the monthly HOA (Home Owners Association) fee. The monthly HOA fee is \$430.00.

Water and sewer services, natural gas for water heating and fireplace, trash removal, pest control, snow removal, repairs and maintenance for all common areas within the building including the elevator system, rooftop deck, residents lobby, and heating and cooling of all common areas within the building, building insurance (coverage for the envelope of the building), building security, fire alarm system monitoring, replacement reserves, and property management services.

### **10 Year Tax Property Abatement**

There is a 10 year property tax abatement for the buyer when purchasing a unit within the McConnell Lofts. The 10 year property tax abatement is as follows: no property taxes will be paid for the first seven years, during the eighth year 25% will be assessed, ninth year, 50% assessed, tenth year 75% assessed, and during the eleventh year 100% will be assessed. Please visit the following link to find out more information regarding the urban revitalization tax abatement.

<http://www.burlingtoniowa.org/DocumentCenter/View/664>