

ONLY FREESTANDING INDUSTRIAL BLDG W/YARD FOR SALE IN ORANGE COUNTY UNDER 6,000 SF!

8411

MONROE AVENUE STANTON | CA



±3,758 SF FOR SALE

INDUSTRIAL PROPERTY

PROPERTY HIGHLIGHTS:

- ±3,758 SF Freestanding Industrial Building
- ±9,973 SF Parcel
- ±500 SF Office Space
- Large Fenced Yard

- Two (2) GL Doors (10' x 8' and 20' x 10')
- 100% Free-Span Warehouse
- Five (5) Free Surface Parking Stalls
- Potential Value Add Investment

FOR MORE INFORMATION PLEASE CONTACT:

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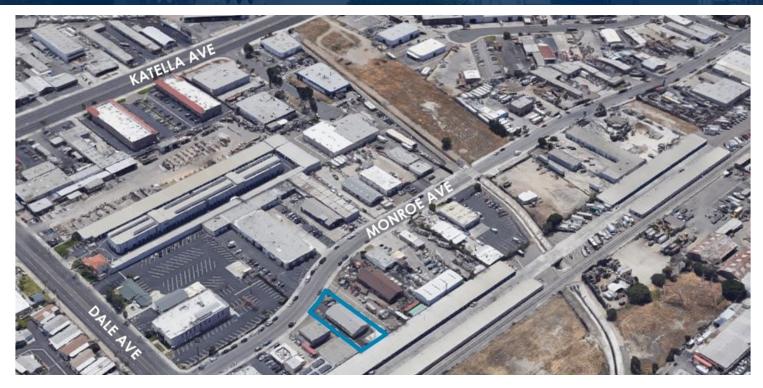




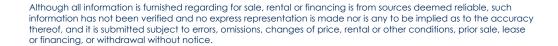
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±3,758 SF FOR SALE INDUSTRIAL PROPERTY











Proposed SBA 504 Loan Structure

SBA 504 Advantages:

■ Up to 90% financing - 10% down payment preserves precious working capital

■ Attractive Long Term Fixed Rates - lock in occupancy cost savings

■ No additional collateral - no lien on residence required

■ Large scale projects possible, e.g.\$20+ million

■ Unlimited loans for manufacturers and qualifying "green" projects

Wide range of participating lender partners with competitive rates

Carlo Samson 714-345-1359 carlo@calstatewide.com

FAST, FREE PREQUALIFICATION - CONTACT US TODAY!

Use of Proceeds:

	\$1,125,000
Equipment	<u>\$0</u>
Improvements	\$0
Building Purchase	\$1,125,000

Want to see an Own vs. Rent Analysis (before and after tax) for this property? Call Us!



SBA 504 FINANCING STRUCTURE for Purchase:

	Project	Interest	Amort	Term	Monthly	Annual
% Source of Funds	Amount	Rate	(years)	(years)	Payment	Payment
50% Lender/Bank 1st Trust Deed (a)	\$562,500	3.25%	25	10	\$2,741	\$32,894
40% CDC/SBA 504 2nd Trust Deed - (b) 10% Borrower cash down	\$450,000 \$112.500	2.41%	25	25	<u>\$2,065</u>	<u>\$24,781</u>
100%	\$1,125,000	2.87% l	olended ra	te	\$4,806	\$57,674

- (a) Interest rate and terms are set by the bank, can be fixed or variable and typically range from 15- to 30-year amortizations.
- (b) Points + fees on the SBA 504 loan (2.65% + \$2,300) are "pay as you go" over the term of the SBA 504 loan rolled into principal and are not out-of-pocket costs.

SBA 504 rate is set at time of loan funding and is set based on 10 year treasury rate plus spread and fees.

For more information, visit us at: www.calstatewide.com