



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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Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

DAUM
COMMERCIAL REAL ESTATE SERVICES

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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:

Building Purchase	\$1,125,000
Improvements	\$0
Equipment	\$0
	\$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:

%	Source of Funds	Project Amount	Interest Rate	Amort (years)	Term (years)	Monthly Payment	Annual 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)	\$450,000	2.41%	25	25	\$2,065	\$24,781
10%	Borrower cash down	\$112,500					
100%		\$1,125,000	2.87% blended rate			\$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. \$465,000 .

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