

SAXTON PROPERTIES

305 Vine Ave, New Lenox, IL 60451

SaxtonProperties.net

815-215-1000

INDUSTRIAL / FLEX BUILDING — OWNER FINANCING ONLY

FREESTANDING BUILDING WITH TRUCK & TRAILER YARD

5,500 FT² Building • 1.25 Acres Fenced Outside Storage • 20604 Burl Court, Joliet, IL 60433

ASKING PRICE

\$2,500,000

OWNER FINANCING ONLY



PROPERTY OVERVIEW

SITE — APPROX. 1.25 AC TOTAL

BUILDING
5,500 FT²

**TRUCK & TRAILER
STORAGE YARD**
± 1.25 ACRES

FOOTPRINT

Building Size	5,500 FT ²
Outside Storage	± 1.25 Acres
Use Type	Truck / Trailer Storage
Zoning	I – ONE (Unincorporated Will County)
Year Built	2006
Clear Height	18'
Drive-In Doors	3 Total (2) 12' x 14' (1) 10' x 10'
Power	200 Amp / 240V 3-Phase
Parking	Ample Paved Parking



OWNER FINANCING TERMS (OWNER FINANCING ONLY)

MONTHLY PAYMENT (P&I)

\$9,879.70 / mo

Purchase Price	\$2,500,000
Down Payment (50%)	\$1,250,000
Seller-Financed Note (50%)	\$1,250,000
Interest Rate	7.25% fixed
Amortization Term	20 years (240 mo.)
Balloon Payment	Due in 7 years
Annual Debt Service (P&I)	\$118,556.40

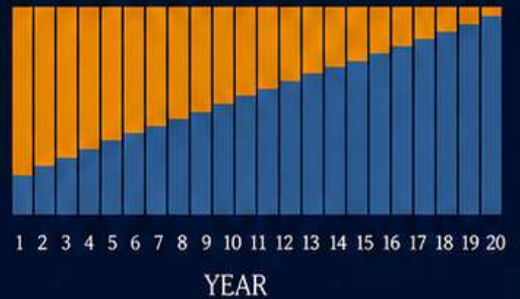


Total of Payments (20 yrs.) \$2,370,153.60

Total Interest Paid (20 yrs.) \$1,120,153.60

20-YEAR AMORTIZATION — PRINCIPAL VS. INTEREST BY YEAR

Interest Principal



YEAR 1
INTEREST /
PRINCIPAL
\$90,625
\$27,931



YEAR 20
INTEREST /
PRINCIPAL
\$22,540
\$96,016



BALLOON PAYMENT
DUE IN YEAR 7



REFINANCE,
PAY OFF, OR
RENEW TERMS
AT MATURITY



THE SMARTER
WAY TO OWN
COMMERCIAL
REAL ESTATE

- ✓ 100% Owner Financing
- ✓ No Banks or Credit Approval
- ✓ Fast Closing

- ✓ Preserve Cash Flow
- ✓ Flexible Terms
- ✓ Long-Term Partnership



SAXTON
PROPERTIES

Figures are estimates for evaluation purposes based on a \$2,500,000 seller-financed note amortized over 20 years at a 7.25% fixed annual interest rate, with 50% down payment. Actual loan documents, closing costs, taxes, and insurance will affect final terms. Buyers should confirm all figures with their lender, attorney, and accountant prior to closing.