

AVAILABLE FOR SALE / LEASE

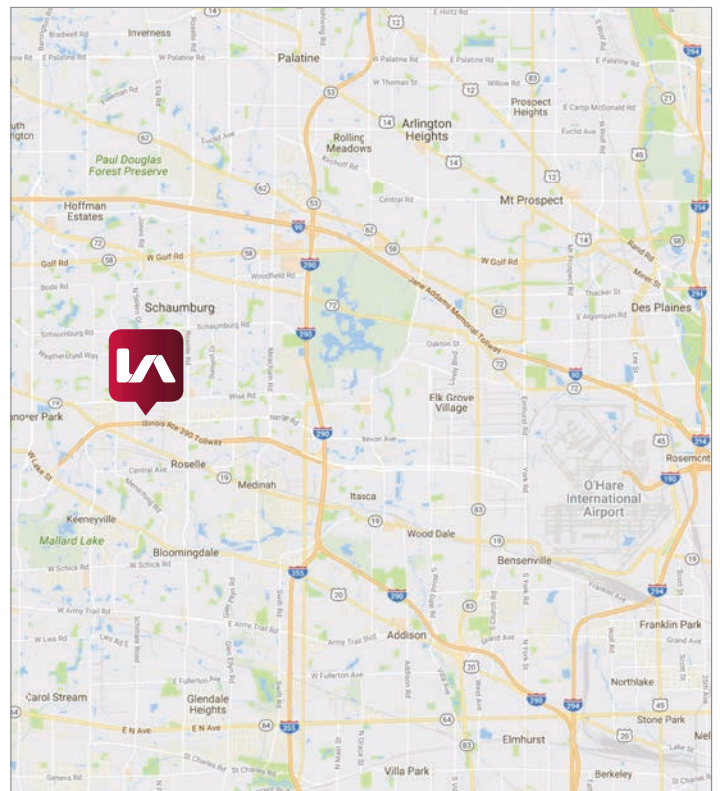
726 LUNT AVENUE

Schaumburg, IL 60193



BUILDING SPECIFICATIONS:

BUILDING SIZE:	7,026 SF
OFFICE:	440 SF
SITE SIZE:	0.34 acres
CLEAR HEIGHT:	13'6"
LOADING:	3 drive-in doors
BUILT:	1973
PARKING:	7 spaces
POWER:	200 A @ 120/240 V
REAL ESTATE TAXES:	\$22,900 / \$3.26 PSF (2015 Actual)
LEASE RATE:	\$8.50 PSF Modified Gross
SALE PRICE:	\$385,000
COMMENTS:	<ul style="list-style-type: none">› Close proximity to the new I-390› Class 6B eligible› 1.8 miles from Schaumburg Metra train station› 2 units; user / investor potential



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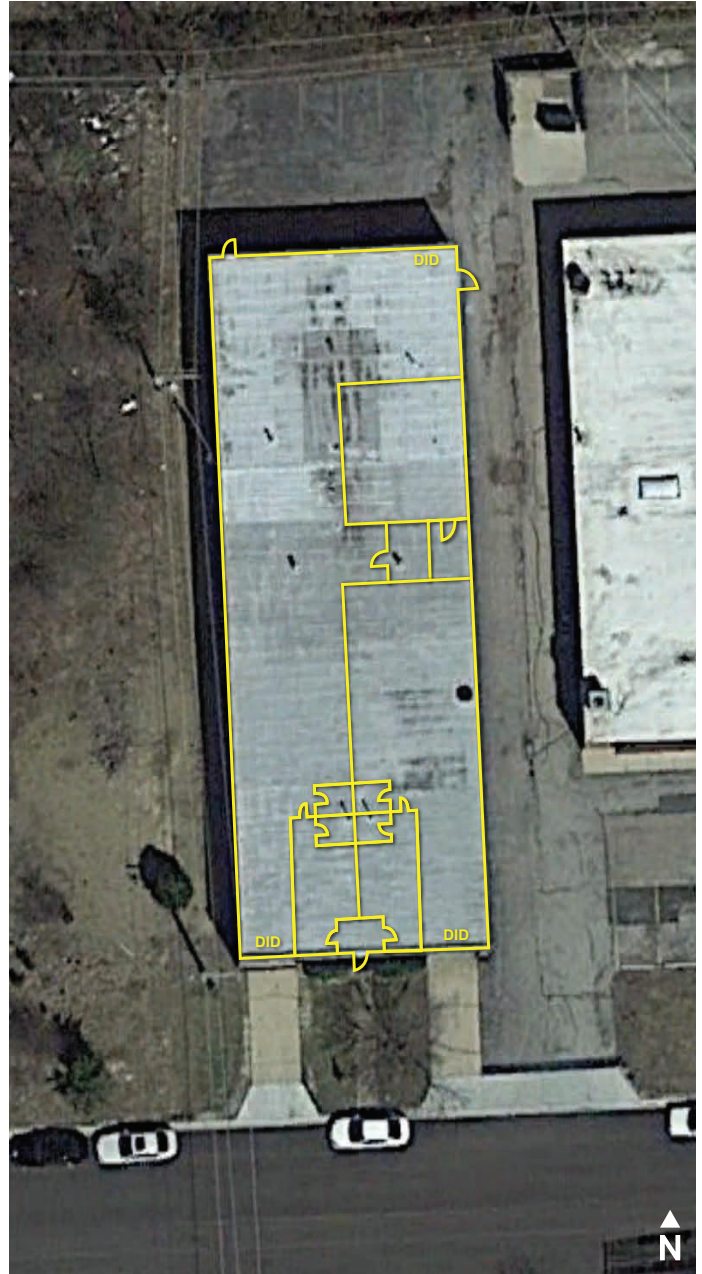
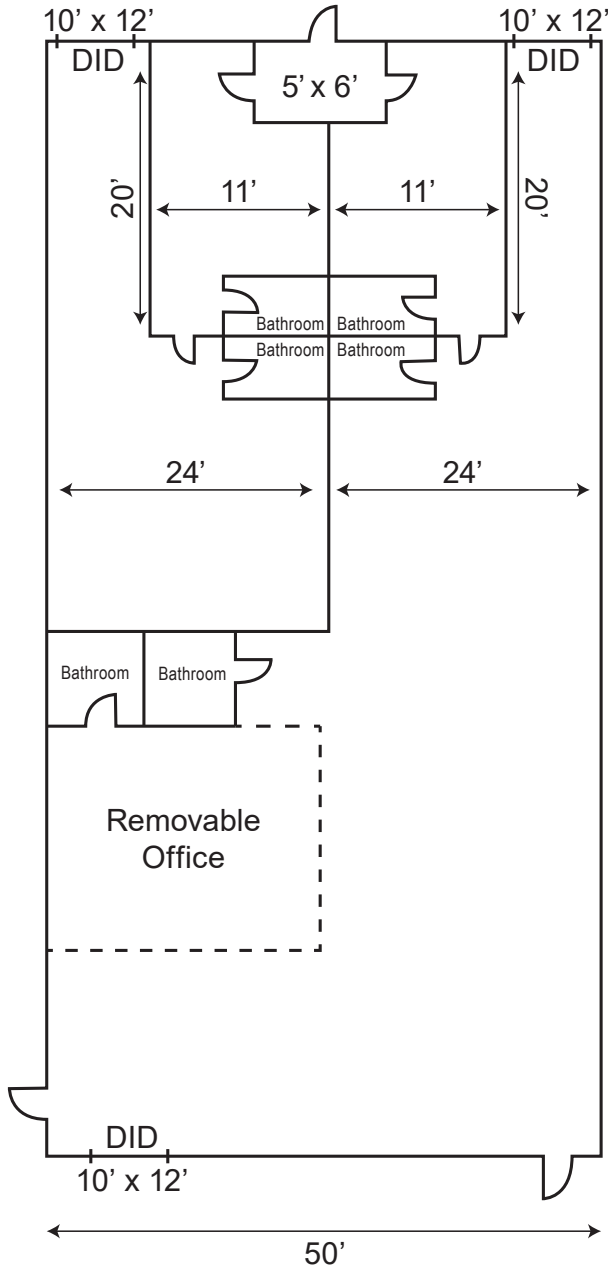
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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Owning your building has never been more affordable!

90% Financing (SBA 504)*

\$2,210/mo; \$26,517/yr

*Construction, build-out and equipment costs can be included in the loan.
Down payment is determined as a percentage of total project cost.*



Sample payment based on a purchase price of \$385,000 with 10% down payment, **SBA APR of 4.34% (most recent SBA rate) fixed for 20 years (applies to 40% of loan amount). Bank rate is estimated at 5% fixed for 5 years, 20-year amortization (applies to 50% of loan amount). Actual interest rate and terms may be higher or lower depending on Borrower credit. Interest rate on the SBA portion is determined by the SBA. NOTE: Payments do NOT Include real estate taxes.*



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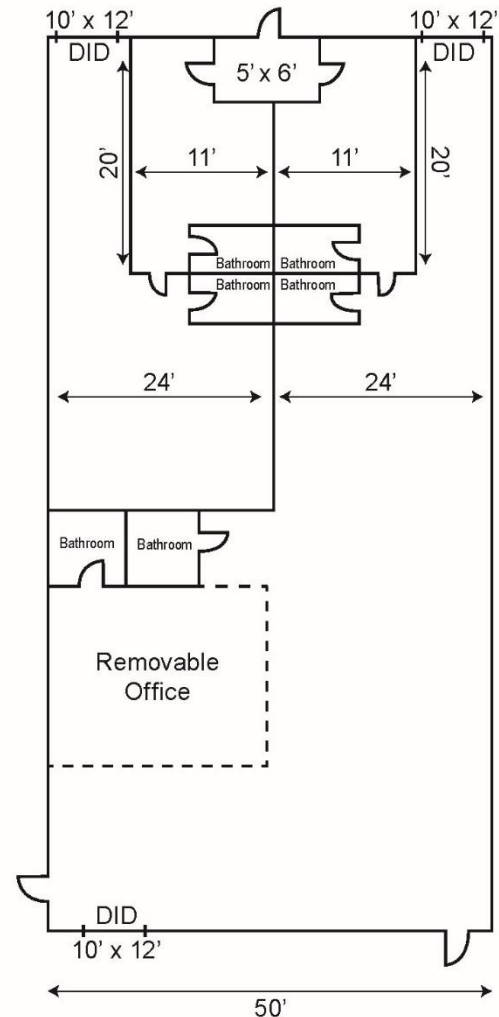
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