



Retail/Medical Office Building For Sale

Outstanding opportunity for owner/user to purchase and occupy the 3,200 available sq. ft.

Property Highlights

Sq. Ft. : 11,804
Sale Price: \$1,600,000
of Units: 10
Location: 2301 Coolidge Berkley, MI

Building qualifies for 30 Year Fixed, 90% OWNER OCCUPANT financing*.

- Only 10% Down – or \$160,000 down payment
- Building qualifies for new **Commercial 30 Year Fixed Financing** (email for 30 Year Fixed e-brochure at jrauth@cfa-commercial.com). No concerns over future rate increases or costs to restructure when typical loan balloons. \$1,100 per month savings with same down compared to normal bank loan - see below.
- 30 Year Fixed monthly payment would be app. the same but with \$160,000 less on the down payment than traditional loan, see below. With no concerns of having to re-incur costs/restructure loan in future. Email for property pro forma at jrauth@cfa-commercial.com.
- Loan preapprovals within 48 hours.
- Buyer must occupy at least 25% of the building to qualify for owner occupant financing.

30 Year Fixed
10% Down or \$160,000
30 Year Amortization
\$10,566 Monthly Mort. Payment

30 Year Fixed
20% Down or \$320,000
30 Year Amortization
\$9,392 Monthly Mort. Payment

Traditional Loan 5 Year Fixed/20 Year Amortization
20% Down or \$320,000
20 Year Amortization
\$10,508 Monthly Mort. Payment

Or purchase as INVESTMENT– Pro forma net cash flow after debt and expenses is \$29,000+/- with Commercial 30 Year Fixed. Email for pro forma at jrauth@cfa-commercial.com.

Financing available through:

Jeff Rauth
Commercial Finance Advisors, Inc.
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Bloomfield Hills, MI 48304
248-990-7602
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