

## FOR SALE

### THREE INDUSTRIAL BUILDINGS With OUTSIDE FENCED STORAGE 37,559 SF TOTAL

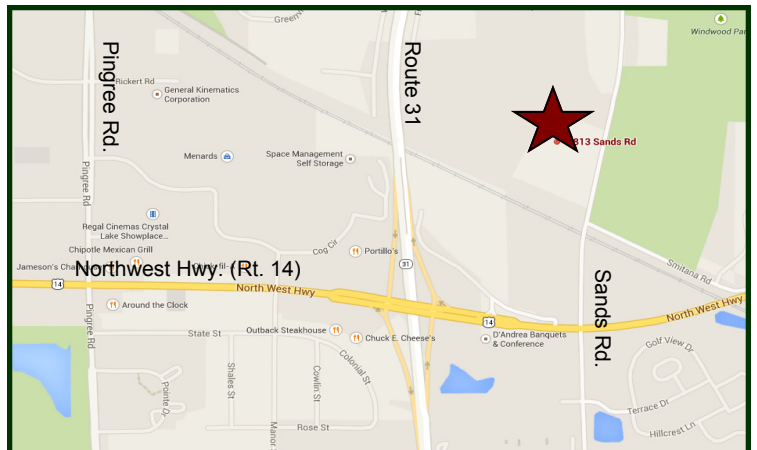
Rare opportunity available! I-1 zoned 5.11 acres, securely fenced for outside storage or contractors yard. Potential for rental income in Building C now exists with 18 bays available for cold storage. Property attributes include paint booths, triple basin drain, 28 DIDs. See separate sheet for individual building specs.

LoopNet: 19042729

MLS: 08811486

#### PROPERTY SPECIFICATIONS

Description:	3 metal industrial buildings
Year Built:	1978-2000
Building Size:	5,040 SF-25,519 SF
Land Size:	5.11 acres
Office:	In buildings A & B
HVAC System:	No AC. Heat in A & B
Power:	See individual building specs
Sprinklered:	No
Floor Drains:	In buildings A&B
Ceiling Height:	14'-17'
Parking:	Paved around A & B; gravel around C & remaining fenced lot
Washroom(s):	1 ea buildings A & B
Drive-in-Doors:	28 total
Sewer: Septic	Water: Well
Possession:	Negotiable
Zoning:	I-1
Environmental:	On file
Real Estate Taxes:	\$41,577.86 (2014)
Sale Price:	\$1,200,000



**DIRECTIONS:** Rt. 14 north of Rt. 31 to Sands Road to 6813 on west side of Sands.

**PIN:** 19-03-453-002

June 16, 2015

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.

**BUILDING A**



**BUILDING B**



**BUILDING C**



<b>Year Built:</b>	1978
<b>Building Size:</b>	5,040 SF
<b>Interior:</b>	Shop, office, lunch room
<b>HVAC:</b>	(2) hanging heaters
<b>Power:</b>	200 amp 3-phase
<b>Drains:</b>	Floor drain
<b>Ceiling Height:</b>	14'
<b>Washroom:</b>	(1) w/Shower
<b>Drive-in Doors:</b>	(5) 10x14'

<b>Year Built:</b>	1994
<b>Building Size:</b>	7,000 SF
<b>Interior:</b>	Small shop, office
<b>HVAC:</b>	(3) hanging heaters
<b>Power:</b>	400 amp (2) 200-amp panels
<b>Drains:</b>	Triple basin drain
<b>Ceiling Height:</b>	16'
<b>Washroom:</b>	(1) w/Shower and urinal
<b>Drive-in Doors:</b>	(5) 10x14'

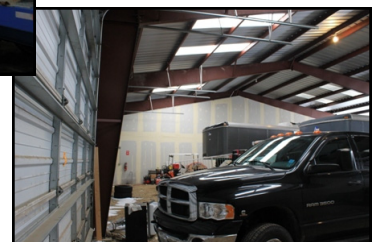
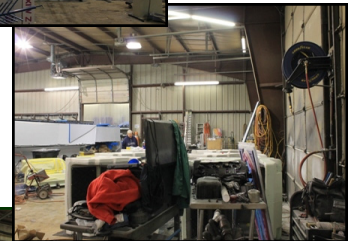
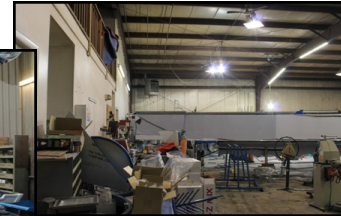
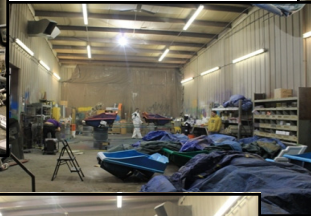
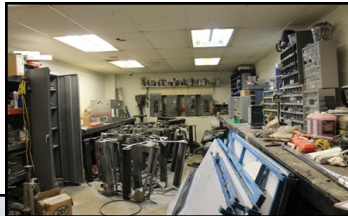
<b>Year Built:</b>	2000
<b>Building Size:</b>	25,519 SF
<b>Interior:</b>	3 block demising walls
<b>HVAC:</b>	None
<b>Power:</b>	(2) 100-amp panels
<b>Drains:</b>	None
<b>Ceiling Height:</b>	17'
<b>Washroom:</b>	None
<b>Drive-in Doors:</b>	(18) 16x14'



# PREMIER COMMERCIAL REALTY

- Industrial
- Commercial
- Office
- Land
- Business

6813 Sands  
Crystal Lake, IL



RECEIVED  
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BY:

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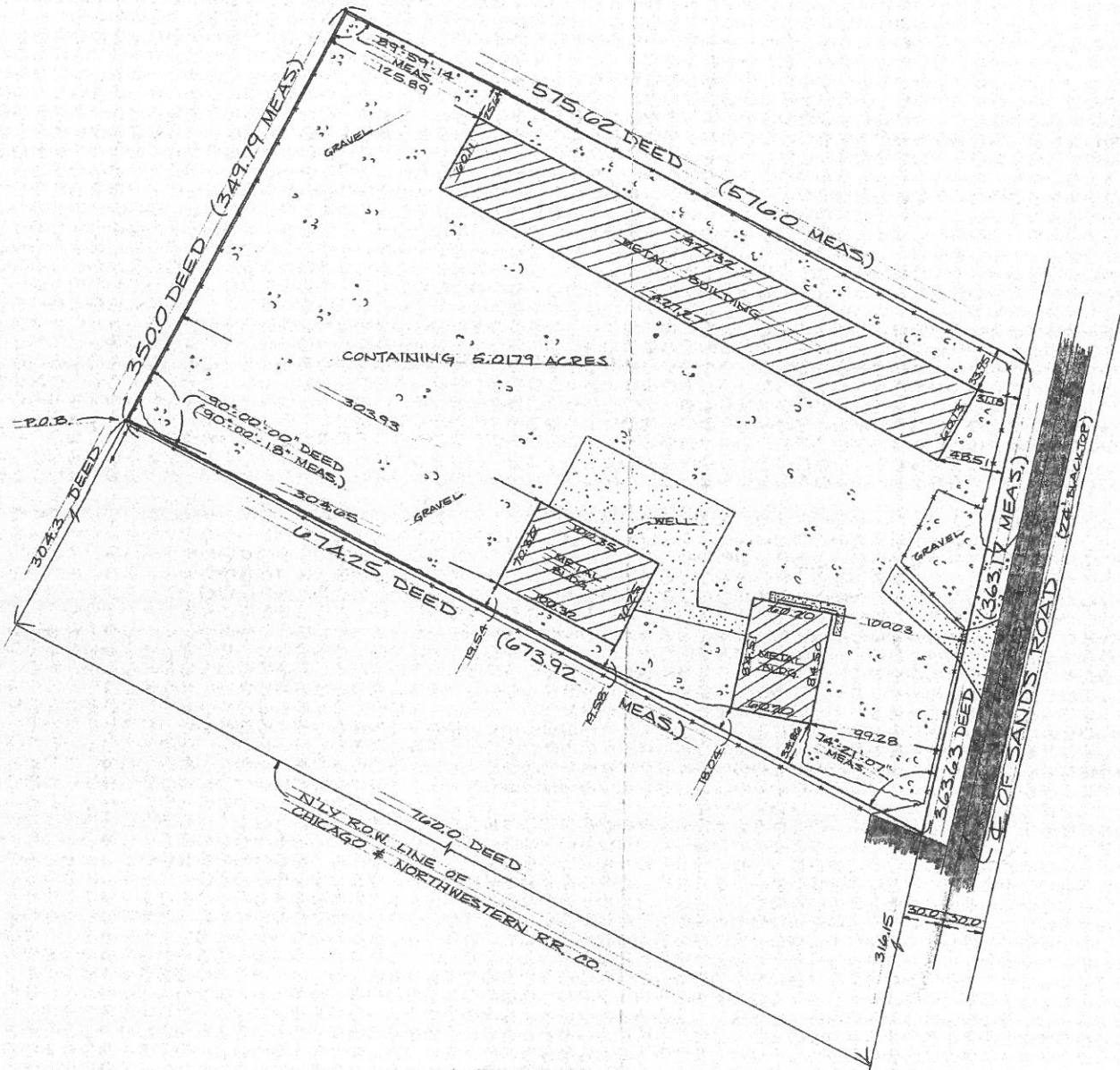
ALAN J. COULSON, P.C.

PROFESSIONAL LAND SURVEYORS

## Plat of Survey

### OF PROPERTY DESCRIBED AS:

That part of the South Half of the Southeast Quarter of Section 3, Township 43 North, Range 8 East of the Third Principal Meridian, described as follows: Commencing at a point on the Northerly right of way line of the Chicago and Northwestern Railroad Company, said point being 30 feet Westerly (as measured at right angles) from the center line of a public highway running in a Northeasterly and a Southwesterly direction and commonly known as Sands Road; and running thence Northerly on the Northerly right of way line of the Chicago and Northwestern Railroad Company, for a distance of 760.0 feet to a point; thence Northeasterly at right angles to the last described line, at the last described point, for a distance of 304.3 feet to a point of beginning; thence continuing Northeasterly on the last described line extended for a distance of 350.0 feet; thence Southeasterly parallel with the Northerly right of way line of said Railroad Company, 575.62 feet to a point, said point being 30 feet Westerly (as measured at right angles) from the center line of said Sands Road; thence Southwesterly parallel with the center line of said Sands Road, 363.63 feet; thence Northwesterly and parallel with the Northerly right of way of said Railroad Company, 674.25 feet to the point of beginning, in McHenry County, Illinois.



Scale: 1"=60'  
Ordered: American Chartered Bk  
Owner: Thebault  
Page: 19-03-4  
Drawn: JH  
Job: B48,917SL  
City: Crystal Lake

STATE OF ILLINOIS  
COUNTY OF KANE ss JUNE 18, 1990

This is to certify that the plat hereon drawn correctly indicates the above described property.

*Alan J. Coulson*

Any discrepancy in measurement should be promptly reported to surveyor for explanation or correction.

WE DO NOT CERTIFY AS TO LOCATION OF UNDERGROUND UTILITIES OR UNDERGROUND IMPROVEMENTS.

THIS SURVEY IS VALID ONLY WITH EMBOSSED SEAL.

ALAN J. COULSON, P.C.  
PROFESSIONAL LAND SURVEYORS  
ILLINOIS - WISCONSIN

205 W. MAIN ST.  
W. DUNDEE, IL 60118  
PHONE B47-428-2911

Compare the description on this plat with deed. Refer to deed for easements and building lines.



Jeffery Katz  
Wells Fargo SBA  
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Office: 847-381-8095  
Cell: 224-523-4970



## Financing Scenario

### SBA 7(a) vs. SBA 504 Program

**6813 Sands Road, Crystal Lake, IL 60014**  
**Listed by Premier Commercial Realty**

SBA 7(a) loan scenario (10% down)	
Purchase Price:	\$1,200,000
Buildout/Leaseholds:	TBD
Closing Costs:	\$33,000
Project Amount	\$1,233,000
Loan amount:	<b>\$1,109,700</b>
Amortized over:	25 yrs
Due In:	25 yrs
SBA 7(a) interest rate:	5.15%
<b>FIXED INTEREST RATE FOR 25 YEARS</b> (Shorter term rates available)	
Monthly payment:	\$6,585
Cash down payment	\$123,300
Estimated Cost Summary	
Appraisal, Environmental, Etc.	\$4,000
Legal Fees, Title Work, Recording Fees, Etc.	\$2,000
Bank Loan Fee	\$0
SBA Guaranty Fee	\$27,000
<b>Estimated Closing Costs</b>	<b>\$33,000</b>

#### Features

Longer amortization  
Closing costs can be financed  
**No banking relationship required**  
Limited prepayment penalties - 3yrs [5%,3%,1%]  
Close in 45 days  
**Can include working capital/finance moving expenses**  
MUCH simpler process-1 lender vs. 2

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SBA 504 loan scenario (10% down)	
Purchase Price:	\$1,200,000
Buildout/Leaseholds:	TBD
Closing Costs:	\$26,000
Project Amount	\$1,226,000
Wells Fargo loan amount:	\$613,000
SBA loan amount:	\$490,400
Amortized: WF 1st Mort.	20 yrs
Amortized: SBA 2nd Mort.	20 yrs
Wells Fargo interest rate	5.30%
SBA 504 interest rate	5.06%
<b>BOTH MORTGAGES- FIXED INTEREST RATE FOR 20 YEARS</b> (Shorter term rates available on Wells Fargo 1st Mort.)	
Monthly payment:	\$7,401
Cash down payment	\$122,600
Estimated Cost Summary	
Appraisal, Environmental, Etc.	\$4,000
Legal Fees, Title Work, Recording Fees, Etc.	\$2,000
Bank Loan Fee	\$3,000
SBA/CDC 504 Fee	\$17,000
<b>Estimated Closing Costs</b>	<b>\$26,000</b>

#### Features

Fixed rate options for both mortgages [20/20]  
Closing costs can be financed  
**No banking relationship required**  
Strict 10 yr Prepay. penalties apply  
Close in 60 - 75 days

Together we'll go far



Rates effective as of today. Rates change on a weekly basis.