

FOR SALE & LEASE | 424-432 S I STREET, SAN BERNARDINO, CA



±20,074 SF INDUSTRIAL BUILDING

Voit
REAL ESTATE SERVICES

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INCREDIBLE FINANCING OPPORTUNITY

Attention All Buyers! This is your chance to secure 4.42% seller financing at an interest rate well below market, with zero loan fees. All applicants are considered—no credit checks, no financials required—making this an accessible opportunity for many. The cost of purchasing is comparable to leasing, but ownership will also consider a lease with an option to purchase, making it incredibly easy for any buyer to acquire their own property. This unique opportunity combines a fantastic location, flexible financing options, and the potential for future growth. The fully divisible building, with two addresses, allows for the operation of two businesses under one roof or the potential to collect rental income to offset your mortgage. Unlock the potential of this prime manufacturing building, offering 20,074 square feet of versatile space with recent renovations completed. Conveniently located just off the 215 freeway, this property provides easy truck access and features a gated yard for added security, along with ample employee parking. Don't miss out on this exceptional opportunity to secure a valuable asset in a prime location with unbeatable financing options. All loan terms are subject to ownership approval.

PROPERTY FEATURES:

- **SELLER FINANCING AVAILABLE**
- ±20,074 SF Industrial Building
- ±3,478 SF of Two Story Office
- Two (2) Dock High Loading Positions with Truckwells
- Five (5) Ground Level Doors
- 14'-18' Clear Height (Verify)
- 0.73 AC Lot Size
- 6 Restrooms
- Entitlements for 3,000 SF Addition in Motion
- 400 Amps / 480v 3 Phase (Verify)
- Fenced Concrete Yard
- Immediate Access to 215 and 10 Freeways



CHRISTIAN EMERSON
SENIOR ASSOCIATE

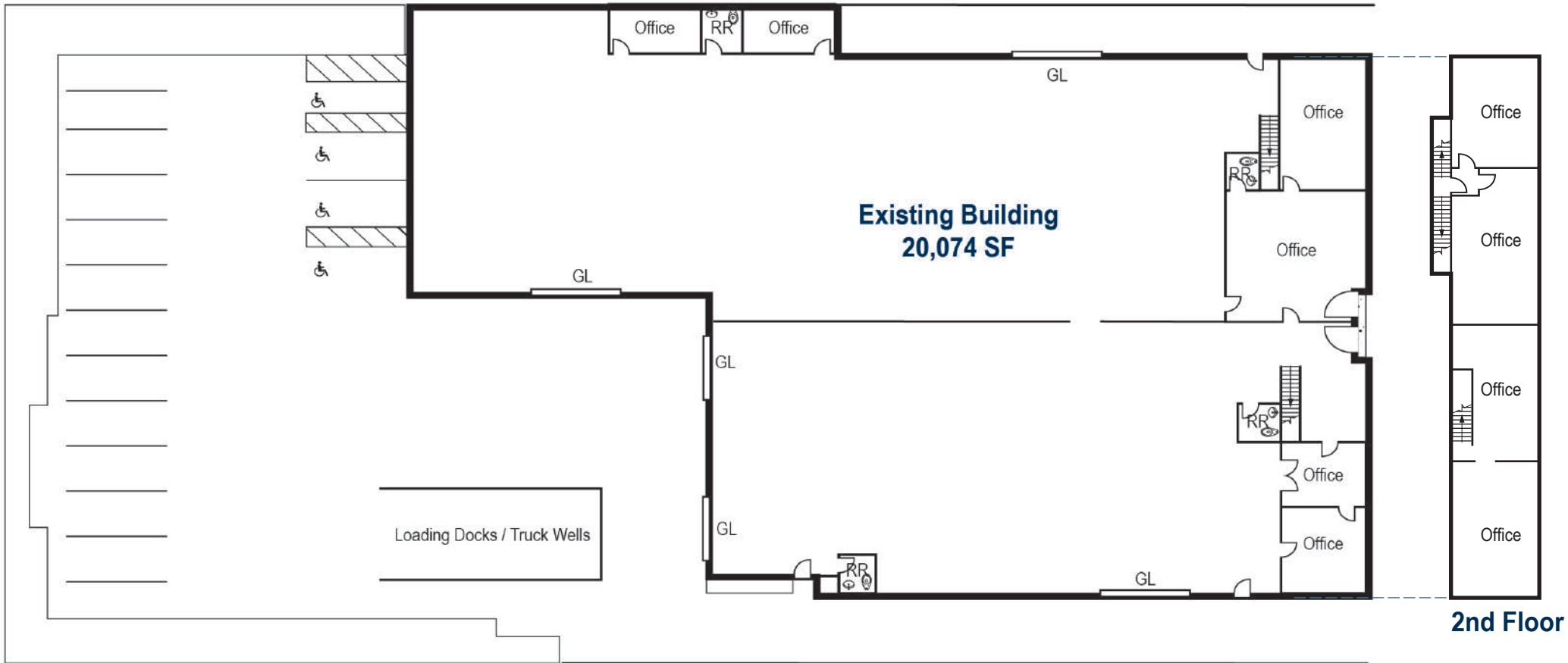
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SITE PLAN



Floor Plan Not to Scale



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FINANCING SCENARIO

LOAN EXAMPLE

LOAN DETAILS:

Property Purchase Price:	\$3,814,060
Down Payment:	\$610,249.60 (16%)
Blended Interest Rate:	4.42%
Total Loan Amount:	\$3,203,810

FINANCING:

1st Trust Deed: \$2,500,000 at 3.9% fixed for 23 years

- Assumable LLC
- Monthly Payment: \$13,435.00

2nd Trust Deed: \$714,060.00 at 6.25% fixed for 25 years, due is 5 years. **Interest Only Loan**

- Seller Carry-Back Financing.
- Monthly Payment: \$3,719.06

Buyer Saves: ±\$20,000.00 in Loan Fees or more

ATTENTION BUYERS:

NO TAX RETURN OVERVIEW NECESSARY, POOR CREDIT, NO FINANCIAL HISTORY, ALL SUITORS WELCOME.

All Terms and Conditions Subject to Owners Approval.

COMBINED MONTHLY AMORTIZATION SCHEDULE

MONTH	TOTAL PAYMENT	TOTAL INTEREST	TOTAL PRINCIPAL	ENDING BALANCE	1ST ENDING BALANCE	2ND ENDING BALANCE
1	\$17,154.06	\$11,844.06	\$5,310.00	\$2,494,690.00	\$714,060.00	\$3,208,750.00
2	\$17,154.06	\$11,824.24	\$5,329.82	\$2,489,360.18	\$714,060.00	\$3,203,420.18
3	\$17,154.06	\$11,804.43	\$5,349.63	\$2,484,010.55	\$714,060.00	\$3,198,070.55
4	\$17,154.06	\$11,784.59	\$5,369.47	\$2,478,641.08	\$714,060.00	\$3,192,701.08
5	\$17,154.06	\$11,764.74	\$5,389.32	\$2,473,251.76	\$714,060.00	\$3,187,311.76
6	\$17,154.06	\$11,744.88	\$5,409.18	\$2,467,842.58	\$714,060.00	\$3,181,902.58

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Voit Real Estate Services discloses that the Assumable Loan/Seller Financing details provided are for illustrative purposes only. All terms and conditions regarding Assumable Loan/Seller Financing are subject to future agreements to be made between the property owner and interested buyers. Voit Real Estate Services cannot be held liable for any discrepancies or misunderstandings arising from the example provided. The actual terms and conditions will be determined solely by the property owner and interested buyers during their negotiations and subsequent agreements.

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