

RETAIL & WAREHOUSE FOR SALE



7740 First Avenue North (Eastlake) - Birmingham, AL 35206

- Approximately 10,000 Sq. Ft. BLDG
- Completely wide open inside
- Only \$150,000 (\$15psf)
- Great spot for distribution or retail
- Excellent Financing available (subject to bank approval)
- Right on busy First Avenue North (Next to Rally's Drive Thru)
- Easy to get to. Minutes from Center Point, Downtown & Interstate

**NO MONEY DOWN!!
LANDLORD
WILL FINANCE
DOWN PAYMENT!**



Information deemed reliable but not guaranteed.

Ro40711PP

Contact: **Terry Ponder**
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Alliance Capital Corporation

All information as of: 10/16/2009

SBA 7(a) Proposed Purchase Scenario

Retail & Warehouse For Sale
7740 First Ave. North Birmingham, AL

A better scenario...

Build equity with every
payment

Low down payments
make purchasing a
building easier, allow
you to purchase more,
and save in upfront
costs

See your tax advisor
regarding the tax
benefits of real estate
ownership

Purchase Price of Real Estate	+	\$150,000
SBA Guaranty Fee*	+	\$0
Estimated Closing Costs (Appraisal, title, escrow, processing fee, etc.)	+	\$10,000
Total Estimated Project Costs	=	\$160,000

Down Payment % / Seller Financing		25.00%
Down Payment \$ / Seller Financing		\$40,000
Estimated Loan Request		\$120,000
Interest Rate	Prime +	2.75%
Initial Rate based on Prime Rate of 3.25%	=	6.00%
Term (Fully Amortized)		25 Yrs
Monthly Payment		\$774
*SBA Fee Waived Until Dec 31, 2009 under TALF		

Prepared for:
Ponder Properties
Terry Ponder
205-408-9911

For Additional Financing Info:
Contact:
Sam Renta
205-837-7900

