

# Commercial Property for sale



760 E. Walnut Street, Pasadena, CA 91106 – Purchase Price: \$1,650,000

For more information on this or additional properties, please contact:

**Norm Sauve**  
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## Property Features:

- Prime Retail Space
- Excellent for Owner/User
- Free Standing Building

Call me today to find out more about financing Commercial Real Estate with Wells Fargo.

**Nathan Stalker**  
Commercial Loan Officer  
21680 Gateway Center Drive  
Diamond Bar, CA 91765  
909.612.1262  
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## Purchase Analysis by Wells Fargo

	Conventional (25% down)	1st Trust Deed (Wells Fargo)	2nd Trust Deed (SBA)
Down Payment:	\$412,500	\$165,000	\$165,000
Loan to Value (%):	75%	50%	40%
Loan Amount:	\$1,237,500	\$825,000	\$660,000
Financed Loan Fee:			\$8,250
Interest Rate (%):	5.50%	5.50%	5.75%
Amortization (Years):	30	30	20
Term (Years):	5	5	20
Subtotal:		\$833,250	\$660,000
<b>Total Monthly Payment:</b>	<b>\$6,994</b>		<b>\$9,322</b>

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\* Final down payment subject to applicable underwriting guidelines.

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