

LoanSaleCorporation

8700 E. Pinnacle Peak Rd. #201

Scottsdale AZ 85255 480.664.1919



**AVAILABLE PERFORMING
LOAN \$6,650,000**

**100% OCCUPIED OFFICE
BUILDING IN UTICA, NY**

This property has been 100% occupied by MetLife for 20 years. The loan bears a 7.5% interest rate and is current and performing per the terms of the loan. In December 2009 the interest rate will be 8.25% through the duration of the loan (September 2012). The property is an 80,178 sf, single tenant, two-story office building. Built in 1990 specifically for MetLife, the subject is the focal point and centerpiece building within the Utica Business Park. The complex is currently used as a MetLife call center. The building is situated on 8.26 acres and parking is available for 300 cars. Construction features include polished marble floors in the first floor lobby, reflective windows, solid mahogany veneer and brass doors, a passenger elevator, glass panels and wood railing on each of the two open atrium-like staircases.

Location: Utica, NY 13502

Current Balance: \$6,650,000

Current Interest Rate: 7.5%

**Request Due Diligence at
info@loansalecorp.com**

www.LoanSaleCorp.com

