

SBA 504 Loan Scenario

Daycare, Kinder-Care, Pre-School, Adult Care, Church, Academy

Scenario as of: 10/9/2018



Own the Business? Own the Building.

Purchase Price	\$489,900
Improvements	\$0
Other	\$0
Total Project Costs	\$489,900

1934 S Walnut Rd, Las Vegas, NV 89104	
Building Size	3,732 sf
Price per Sq. Ft.	\$131 psf

For Property Information:

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90% SBA 504 Financing Example

Financing Package		Amount	Rate	Term	Amort	Monthly Pymt
Bank 1st Mortgage	50%	\$ 244,950	5.80%	10 Yrs	25 Yrs	\$ 1,548
SBA 504 2nd Mortgage*	40%	\$ 204,000	5.28%	25 Yrs	25 Yrs	\$ 1,226
Down Payment	10%	\$ 48,990				
*Includes financed SBA fee of \$8,040			5.56%		\$0.74 PSF	\$ 2,774

Monthly Costs

	PSF	Monthly
Mortgage Payments	\$0.74	\$2,774
Total Monthly Payment	\$0.74 PSF	\$2,774

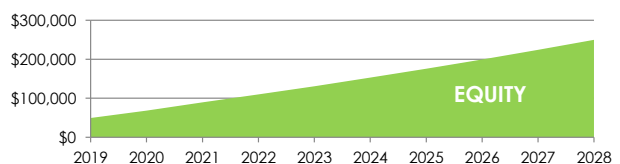
Adjusted Monthly Costs

	PSF	Monthly
Total Monthly Payment	\$0.74	\$2,774
Less Depreciation	(\$0.22)	-\$837
Total Adjusted Monthly Payment	\$0.52 PSF	\$1,937

Out of Pocket Expenses

Cash Down Payment	10.0%	\$48,990
Estimated Bank Fees	1.5%	\$3,674
Estimated Appraisal & Environmental		\$5,800

Invest in Your Future: Equity Over First 10 Years



Assumptions:

The following assumptions were made in the preparation of this sample. Please let us know if there are specific values you'd like to see.

- Bank rate, terms and fees are estimated and vary depending on lender.
- SBA rate is as of Sep '18. Actual rate is set at debenture sale.
- SBA Fee is estimated at 2.65% plus a \$2,500 legal fee. Fees are financed.
- Operating costs, title and insurance are estimates.
- Depreciation is estimated at an 80% bracket over 39 years.
- 90% LTV financing generally does not require additional collateral.

For more information contact your 504 loan experts:



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