

# SBA 504 Loan Scenario

2965 S Jones Blvd, Las Vegas, NV 89146

33,678 sf

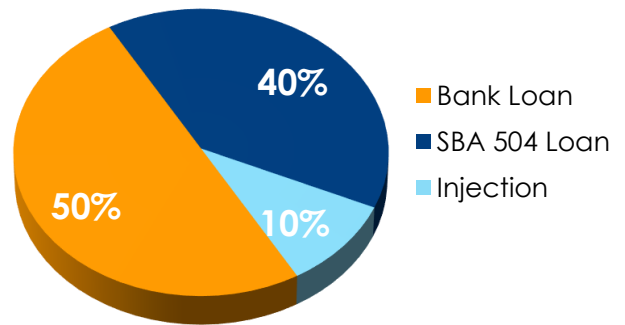


Own the Business? Own the Building.

Purchase Price	\$125.90 psf	\$4,240,000
Improvements	\$0.00 psf	\$0
Equipment		\$0
Other		\$0
<b>Total Project Costs</b>	<b>\$125.90 psf</b>	<b>\$4,240,000</b>

## Loan Structure

Bank 1st Mortgage	50%	\$2,120,000
SBA 504 2nd Mortgage*	40%	\$1,735,000
<b>Down Payment</b>	<b>10%</b>	<b>\$424,000</b>
<b>Total Project with Fees</b>		<b>\$4,279,000</b>



## 90% SBA 504 Financing Example

	Loan Amount	Rate	Term	Amort	Monthly Pymt	Annual Pymt
Bank 1st Mortgage	\$ 2,120,000	5.50%	10 Yrs	25 Yrs	\$ 13,019	\$ 156,224
SBA 504 2nd Mortgage*	\$ 1,735,000	4.50%	20 Yrs	20 Yrs	\$ 10,976	\$ 131,718
<b>Total Financing</b>	<b>\$ 3,855,000</b>	<b>5.05%</b>			<b>\$ 23,995</b>	<b>\$ 287,941</b>

\* Includes financed SBA fees of \$39,000

Monthly payment equals 71c per square foot per month

### Assumptions:

- Bank rate, terms and fees are estimated and will vary depending on lender.
- SBA rate is as of Nov '17. Actual rate is set at debenture sale.
- SBA Fee is estimated at 2.15% plus a \$2,500 legal fee. All SBA fees are financed in the 504 loan.
- 90% LTV financing generally does not require additional collateral.
- Related costs including appraisal and environmental reports, escrow closing costs (including insurance and legal closing costs) and other soft costs may be included in the loan.

For more information contact TMC:

### Your SBA 504 Expert

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Scenario as of: 11/22/2017