SBA 504 Loan Scenario

Office for Sale

Scenario as of: 3/24/2021

Own the Business? Own the Building.

Purchase Price	$1,550,000
Improvements	$0
Other	$0
Total Project Costs	**$1,550,000**

2835 S Jones Blvd, Las Vegas, Nevada 89146

Building Size	8,600 sf
Price per Sq. Ft.	$180 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%	$	775,000	4.50%	10 Yrs	25 Yrs	$	4,308
SBA 504 2nd Mortgage*	40%	$	630,000	3.05%	25 Yrs	25 Yrs	$	3,003
Down Payment	10%	$	155,000					
**Includes financed SBA fee of $10,000*				**3.85%**		**$0.85 PSF**	**$**	**7,311**

Monthly Costs

	PSF	Monthly
Mortgage Payments	$0.85	$7,311
Total Monthly Payment	**$0.85 PSF**	**$7,311**

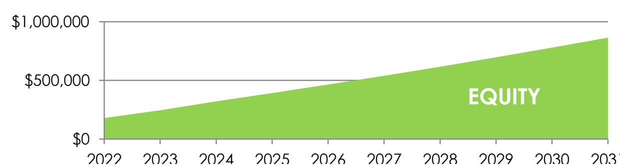
Adjusted Monthly Costs

	PSF	Monthly
Total Monthly Payment	$0.85	$7,311
Less Depreciation	($0.31)	-$2,650
Total Adjusted Monthly Payment	**$0.54 PSF**	**$4,661**

Out of Pocket Expenses

Cash Down Payment	10.0%	$155,000
Estimated Bank Fees	1.0%	$7,750
Estimated Appraisal & Environmental		$4,300

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 Mar '21. 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:

TMC FINANCING

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