SBA 504 Loan Scenario

For Sale

Scenario as of: 7/26/2022

Own the Business? Own the Building.

Purchase Price	$495,000
Improvements	$0
Other	$14,000
Total Project Costs	**$509,000**

5185 S Eastern Ave, Las Vegas, NV 89119	
Building Size	2,146 sf
Price per Sq. Ft.	$237 psf

For Property Information:

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RE/MAX COMMERCIAL

90% SBA 504 Financing Example

Financing Package		Amount	Rate	Term	Amort	Monthly Pymt
Bank 1st Mortgage	50%	$ 254,500	5.50%	10 Yrs	25 Yrs	$ 1,563
SBA 504 2nd Mortgage*	40%	$ 212,000	5.11%	25 Yrs	25 Yrs	$ 1,253
Down Payment	10%	$ 50,900				
**Includes financed SBA fee of $8,400*			**5.32%**		**$1.31 PSF**	**$ 2,816**

Monthly Costs

	PSF	Monthly
Mortgage Payments	$1.31	$2,816
Total Monthly Payment	**$1.31 PSF**	**$2,816**

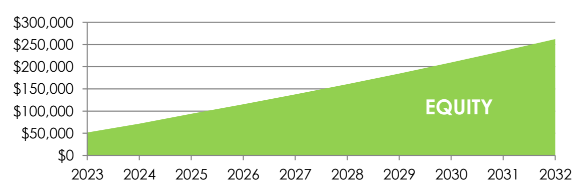
Adjusted Monthly Costs

	PSF	Monthly
Total Monthly Payment	$1.31	$2,816
Less Depreciation	($0.41)	-$870
Total Adjusted Monthly Pa	**$0.91 PSF**	**$1,946**

Out of Pocket Expenses

Cash Down Payment	10.0%	$50,900
Estimated Bank Fees	1.5%	$3,818
Estimated Appraisal & Environmental		$4,800

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 Jul '22. 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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