

Subject Property:

2200 USA Parkway. McCarran, NV 89437

Square Feet: ± 15,669 SF



Program Benefits

- 10% Downpayment (typically)
- 49% Potential outside tenant
- 100% Lowest fixed interest rate nationally
- 100% Fully amortized 25-year term

Investment Highlights

- Built on 15 acres of land
- 4 Docks- 2 at 8'w x 10'h; 2 at 4'w x 10'h
- 27' Clearance - fully sprinklered
- 20 Minutes to Reno/Sparks

Project Costs	\$	8,700,000	100%
Financial Institution - 1st Loan	\$	4,350,000	50%
SBA 504 - 2nd Loan	\$	3,480,000	40%
Buyer's Down Payment	\$	870,000	10%

SBA 504 Loan Fees:

CDC Process Fee	\$	52,200	1.50%
Funding Fee (3rd party)	\$	8,700	0.25%
Underwriter Fee (3rd party)	\$	13,920	0.40%
SBA Guaranty Fee (3rd party)	\$	-	0.00%
Flat Fee for SBA closing attorney	\$	3,500	
Round Up (Rebated back)	\$	680	

Total SBA Loan Amount: **\$ 3,559,000**

First Independent Bank - Fixed Rate 25 Years

1st Deed of Trust	\$	4,350,000
Interest Rate		6.47%
Monthly Payment	\$	29,290

SBA 504 Loan - Fixed Rate 25 Years:

2nd SBA Loan	\$	3,559,000
Fixed Interest Rate (08/2025)		6.23%
Monthly Payment	\$	23,434

Monthly Payment per SQ FT: **\$ 3.36**

Average Blended Interest Rate **6.36%**

Total Monthly Payments: **\$ 52,724**

Contact Information

NSDC

A non-profit organization committed to helping small business for over 40 years



Sandy Gordon

VP/ Business Development Officer

sgordon@nsdc.com

(O) 775-770-1202

(C) 775-722-8765

Stark Accelerators

Building momentum for business leaders to achieve their goals



Adam Carlsen

Vice President

acarlsen@stark.realestate

(O) 775-825-4400 Ext 4728

First Independent Bank

Delivers tailored banking solutions with deep insight into Northern Nevada's economy.



Jessica Natali

Assistant Vice President

jnatali@firstindependentnv.com

(O) 775-824-4276

(C) 775-741-4377