



# Commercial Capital Connector

BORROWER-SIDE CAPITAL ADVISORY

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## FINANCING SCENARIO

Prepared for Prospective Buyers

### 722 Washington Avenue, Unit C1, 2, 3

Golden, Colorado | Commercial Real Estate Acquisition

LIST PRICE

**\$1,300,000**

LISTED BY

#### **BALL PROPERTIES**

COMMERCIAL REAL ESTATE | GOLDEN, COLORADO

#### **Chris Ball, SIOR, CCIM**

Broker / Owner, Ball Properties

303-332-6954

chris@ballprop.com

#### PROPOSED LOAN TERMS

Purchase Price	\$1,300,000.00
Loan-to-Value (LTV)	75%
Loan Amount	\$975,000.00
Down Payment (Borrower Equity)	\$325,000.00
Interest Rate	6.00% Fixed (Illustrative)
Amortization	25 Years (300 months)
Loan Type	Conventional CRE Purchase

Estimated Monthly Principal & Interest Payment	<b>\$6,281.94</b>
Estimated Annual Debt Service	<b>\$75,383.26</b>

#### ESTIMATED CLOSING COSTS

Origination Fee (1.00% of Loan Amount)	\$9,750.00
Commercial Appraisal	\$4,500.00
Environmental Report (Phase I)	\$2,500.00
Lender's Title Insurance (~0.50%)	\$4,875.00
Recording Fees & Legal Documents	\$2,000.00
Lender Processing & Underwriting	\$1,500.00
Flood Certification & Miscellaneous	\$500.00

**Subtotal — Third-Party Closing Costs** **\$25,625.00**

#### TOTAL ESTIMATED CASH TO CLOSE

Down Payment + Origination Fee + Third-Party Closing Costs

**\$350,625.00**

Disclaimer: This financing scenario is provided for illustrative and discussion purposes only and does not constitute a commitment to lend, a loan offer, or a guarantee of terms. Actual loan pricing, structure, fees, and closing costs are subject to lender underwriting, borrower credit, property due diligence (appraisal, environmental, title), market conditions at the time of application, and final approval. Third-party closing cost estimates are industry typical ranges and may vary materially by lender and jurisdiction. Borrowers should obtain a formal Loan Estimate from a licensed lender prior to relying on any figures shown above. Commercial Capital Connector LLC is a borrower-side capital advisory and is not a direct lender.