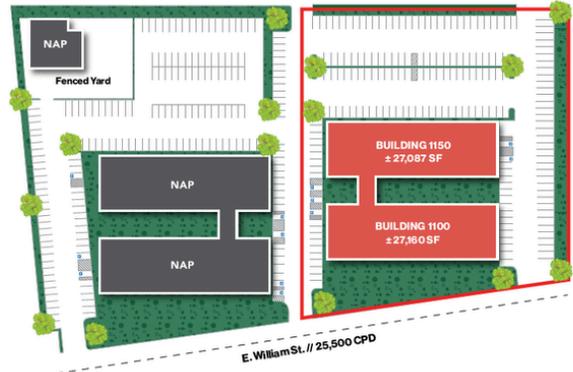


**Subject Property:** 1100 & 1150 E. William St., Carson City, NV 89701 ± 54,247 SF



### Program Benefits

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

### Investment Highlights

- Two (2) buildings
- High visibility with daily traffic of 25,500 vehicles
- Ample parking ratio of 3.5/ 1000 SF
- Tenants can easily access Lake Tahoe, Reno, Minden & more

Project Costs	\$	6,315,000	100%
Financial Institution - 1st Loan	\$	3,157,500	50%
SBA 504 - 2nd Loan	\$	2,526,000	40%
<b>Buyer's Down Payment</b>	<b>\$</b>	<b>631,500</b>	<b>10%</b>

SBA 504 Loan Fees	\$		
CDC Process Fee	\$	37,890	1.50%
Funding Fee (3rd party)	\$	6,315	0.25%
Underwriter Fee (3rd party)	\$	10,104	0.40%
SBA Guaranty Fee (3rd party)	\$	-	0.00%
Flat Fee for SBA closing attorney	\$	3,500	
Round Up (Rebated back)	\$	191	

**Total SBA Loan Amount** \$ **2,584,000**

Bank Loan (Negotiable Term)	\$	
1st Deed of Trust	\$	3,157,500
Interest Rate (estimated)		6.50%
<b>Monthly Payment</b>	<b>\$</b>	<b>21,320</b>

SBA 504 Loan - Fixed Rate 25 Years	\$	
2nd SBA Loan	\$	2,584,000
Fixed Interest Rate (Feb. 2026)		5.80%
<b>Monthly Payment</b>	<b>\$</b>	<b>16,334</b>

**Monthly Payment per SQ FT** \$ **0.69**  
**Average Blended Interest Rate** **6.18%**

**Total Monthly Payments** \$ **37,654**



### 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

## Contact Information



### Logic Commercial Real Estate

Specializing in Brokerage and Receivership Services

Michael Keating, SIOR  
Partner  
mkeating@logicCRE.com  
(O) 775-433-1104  
(C) 775-386-9727

Michael Dorn  
Vice President  
mdorn@logicCRE.com  
(O) 775-433-1109  
(C) 775-453-4436