

November 15, 2024

**FINANCING SCENARIO**  
**Industrial Building**  
**1025 44<sup>th</sup> Ave**  
**Oakland, CA 94601**

The following financing terms are potentially available for financing the CRE purchase located in Oakland, CA:

Loan Type:	SBA 7a
Project Size:	\$699,000 Purchase Price
Down payment:	\$104,850
Terms:	25 Years
Interest Rate:	Prime + 1% = 8.75% Today
Other Costs:	Appraisal \$3,000, Environmental Phase I \$2,000, Processing Fee \$2,000
Loan Payment:	\$4,888 Monthly

The above terms may change at any time without notice and are subject to underwriting approval by both Enterprise Bank & Trust and the SBA. I look forward to working with all involved to quickly close the loan which typically takes 45 days!

Sincerely,

*Steven Lopez*

Steven Lopez  
Business Development Representative  
(510) 207-5804

**11246 Gold Express Drive, Suite 98 Gold River, California 95670**  
**Cell 510-207-5804**