

**504 Loan Program
Uses and Sources of Funds**

PROJECT INFORMATION									
Experience:	Existing	Purpose:	General	Deal Type:	Construction/Improvement	Manufacturer:	No	Term:	25 year
Company Name:	117 East Street			Project Location: City:	Hutto	State:	TX		
Lender:	Cadence Bank			Date:	10/4/2024				
Bank Loan Officer:	Kara Pinnelli			CDC Loan Officer:	Amy Joseph				

PROJECT COSTS (USES OF FUNDS)	
Purchase Land	
Purchase Land and Improvements	2,100,000.00
Purchase Improvements	
Existing Land Value	
Construct a Building	
Add an Addition to a Building	
Make Renovations to a Building	
Make Leasehold Improvements to a Building	-
Purchase/Install Equipment (includes furniture)	
Purchase/Install Fixtures	
Refinanced Debt (expansion projects only)	
Total Project Purchase/Construction Costs	\$ 2,100,000.00
Contingency	
Lender's Points	23,496.00
Interest on Interim Loan	12 Months
Total Other Expenses*	\$ 23,496.00
Appraisal	3,000.00
Environmental	1,000.00
Survey	
Title Policy	8,504.00
Other Professional (e.g. architect)	
Total Professional Fees*	\$ 12,504.00
TOTAL PROJECT COSTS	\$ 2,136,000.00

PROJECT FINANCING (SOURCES OF FUNDS)				
Bank	50.00000%	1st	1,068,000.00	1st + 2nd Lien
CDC/SBA	40.00000%	2nd	854,400.00	\$ 1,922,400.00
Borrower's Injection	10.00000%		213,600.00	
TOTAL			\$ 2,136,000.00	

DEBENTURE AND FEES FINANCED				
VetLoan Advantage?	Net Debenture			\$ 854,400.00
No	CDC Processing Fee	1.50%	12,816.00	
	Funding Fee	0.25%	2,136.00	
	SBA Guarantee Fee	0.00% Currently waived	-	
	Closing Costs (CDC Closing Fee, Attorney Fee, etc)		4,500.00	
	Fees and Costs Subtotal			\$ 19,452.00
	Underwriting Fee	0.400% 25 year	3,512.00	
	Total Fees and Costs			\$ 22,964.00
	GROSS DEBENTURE (rounded up)			\$ 878,000.00
	RESIDUAL PAID TO BORROWER			\$ 636.00

JOBS REQUIRED:
12
If Public Policy Goal is met,
job requirement is waived.

DEBT SERVICE						
	Financed Amount	Interest Rate	Term (Years)	Amortization (Years)	Monthly Payment	Yearly Payment
BANK	1,068,000	6.990	20	20	8,273.78	99,285.40
CDC/SBA	878,000	fixed rate 5.770	25	25	5,534.17	66,410.05
INJECTION	213,600					
TOTAL	\$ 2,159,600				Total New Debt Service: \$ 13,807.95	\$ 165,695.45

* Fees and expenses shown pertain to the 504 financing only; additional closing costs including a Third Party Lender fee equal to 1/2% of the bank loan will apply

This worksheet does not represent a commitment to lend by Capital CDC, the SBA or the bank. Loan amounts, rates and terms are estimated based on current conditions and information provided and are subject to change and complete verification of eligibility under the terms of SBA's 504 program.

For additional information please contact Amy Joseph of Capital CDC by phone at 512-665-6243 or email at amyjoseph@capitalcdc.com