

SBA 504 Loan Scenario

1045 14th Street, San Diego, CA



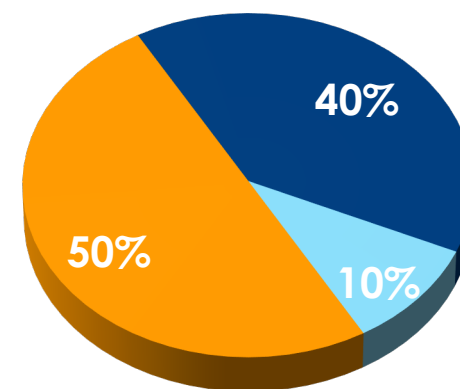
Own the Business? Own the Building.

Property Purchase	\$4,100,000
Property Improvement	\$0
Equipment	\$0
Eligible Professional Fees	\$0

Total Project Costs \$4,100,000

Loan Structure

Bank 1st Mortgage	50%	\$2,050,000
SBA 504 2nd Mortgage	40%	\$1,640,000
Equity	10%	\$410,000
Total Project		\$4,100,000



90% SBA 504 Financing Example

	<u>Loan Amount</u>	<u>Rate</u>	<u>Term</u>	<u>Amort</u>	<u>Monthly Pymt</u>	<u>Annual Pymt</u>
Bank 1st Mortgage	\$ 2,050,000	7.45%	10 Yrs	25 Yrs	\$ 15,083	\$ 180,993
SBA 504 2nd Mortgage*	\$ 1,640,000	6.51%	25 Yrs	25 Yrs	\$ 11,084	\$ 133,004
		<i>FIXED</i>	<i>Fully Amortized</i>			
Total Financing	\$ 3,690,000	7.03% Blended Rate			\$ 26,166	\$ 313,996

Assumptions:

- Bank rate, terms and fees are estimated and will vary depending on approval
- SBA rate is as of Jan '25. Actual rate is set at debenture sale.
- SBA Fee is estimated at 2.15% plus a \$5,000 legal fee. All SBA fees are financed in the 504 loan. *SBA fees included in loan \$17,000
- SBA 504 rate is a fixed rate and fully amortized over the life of the loan, no balloon payment.
- 90% LTV financing generally does not require additional collateral.
- Related costs including appraisal and environmental reports, escrow closing costs (including insurance and legal closing costs) and other soft costs may be included in the loan.

TMC will perform a free prequalification for prospective buyers.

Your SBA 504 Expert

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