

SBA 504 Loan Scenario

For Sale/Lease 13,468 SF Industrial Building | Excellent User Opportunity!

Scenario as of: 9/16/2024



Own the Business? Own the Building.

| | |
|----------------------------|--------------------|
| Purchase Price | \$4,000,000 |
| Improvements | \$0 |
| Other | \$55,000 |
| Total Project Costs | \$4,055,000 |

| | |
|---|-----------|
| 2965 Coleman St, North Las Vegas, NV 89032 | |
| Building Size | 23,579 sf |
| Price per Sq. Ft. | \$172 psf |

Sales Team:

| | | |
|---|---|---|
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|---|---|---|

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90% SBA 504 Financing Example

| Financing Package | | Amount | Rate | Term | Amort | Monthly Pymt |
|--|-----|--------------|-------|--------|------------|--------------|
| Bank 1st Mortgage | 50% | \$ 2,027,500 | 6.50% | 10 Yrs | 25 Yrs | \$ 13,690 |
| SBA 504 2nd Mortgage* | 40% | \$ 1,662,000 | 5.77% | 25 Yrs | 25 Yrs | \$ 10,471 |
| Down Payment | 10% | \$ 405,500 | | | | |
| *Includes financed SBA fee of \$40,000 | | | 6.17% | | \$1.02 PSF | \$ 24,161 |

Monthly Costs

| | PSF | Monthly |
|------------------------------|-------------------|-----------------|
| Mortgage Payments | \$1.02 | \$24,161 |
| Total Monthly Payment | \$1.02 PSF | \$24,161 |

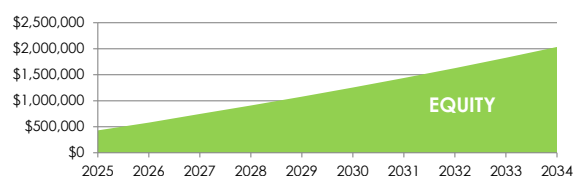
Adjusted Monthly Costs

| | PSF | Monthly |
|---------------------------------------|-------------------|-----------------|
| Total Monthly Payment | \$1.02 | \$24,161 |
| Less Depreciation | (\$0.29) | (\$6,932) |
| Total Adjusted Monthly Payment | \$0.73 PSF | \$17,229 |

Out of Pocket Expenses

| | | |
|-------------------------------------|-------|-----------|
| Cash Down Payment | 10.0% | \$405,500 |
| Estimated Bank Fees | 1.5% | \$30,413 |
| Estimated Appraisal & Environmental | | \$5,800 |

Invest in Your Future: Equity Over First 10 Years



Assumptions:

The following assumptions were made in the preparation of this sample. Please let us know if there are specific values you'd like to see.

- Bank rate, terms and fees are estimated and vary depending on lender.
- SBA rate is as of Sept '23. Actual rate is set at debenture sale.
- SBA Fee is estimated at 2.15% plus a \$5,000 legal fee. Fees are financed.
- Operating costs, title and insurance are estimates.
- Depreciation is estimated at an 80% bracket over 39 years.
- 90% LTV financing generally does not require additional collateral.

For more information contact your 504 loan experts:



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