

Proposed SBA 504 Loan Scenario

For Discussion Purposes

12/20/2023

Estimated Purchase Price		\$1,050,000
50%	Bank of the West Loan Amount	\$525,000
40%	SBA 504 Loan Amount	\$420,000
10%	Downpayment	\$105,000

Estimated Rates & Terms	BMO	SBA 2nd
Loan Amount	\$525,000	\$432,530 ***
Interest Rate	7.00%	6.59%
Fixed/Variable Rate Terms	10 year reset	25 year fixed
Amortization/Term	25	25
Term	20	25
Estimated Monthly Payments	\$3,743	\$2,945
Estimated Combined Monthly Payment		\$6,688

Borrower's Estimated Fees & Expenses*		
Loan Fee %	* 0.50%	2.15%
Loan Fee	\$2,625	\$9,030
Legal		\$3,500
Loan Packaging Fee**		
Estimated Fees	\$2,625	\$12,530 ***
Appraisal & Review	* \$3,000	
Environmental Report	* borrower to order	
Title/Escrow	consult title company	
Total Estimated Cash Required		\$110,625

BMO Bank N.A. 1st: Indicative Rate based on like term US Treasury + Margin and assumes auto debit from a BMO business DDA account. 5 yr Prepayment Penalty of 5%,4%,3%,2%,1%, reset with rate reset. 10 Year Prepayment Penalty of SBA 5%,4%,3%,2%,1%,1%,1%,1%,1%,1% reset with rate reset. **2nd:** Effective Interest Rate Is Fixed for 25 Years and is Set Post Closing. Assumes 10 Year Declining Prepayment Penalty,



Let's talk today.

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SBA Preferred Lender.

SBA loans from BMO Bank N.A. are in participation with the United States Small Business Administration. Loans are subject to approval in accordance with Bank and SBA eligibility and lending guidelines. The details and estimates shown here are for informational purposes only. This is not a commitment to lend. The amounts stated for downpayment, rates and other terms are subject to change and will vary based on applicant qualifying and Bank lending criteria. Not all costs shown here may apply and additional fees, conditions and restrictions may apply.

*All or a portion of these fees may be eligible for financing in the SBA loan.

**Loan packaging fee is 1.25% of Bank loan amount, not to exceed \$1,600. A discount of \$250 is applied for auto-debit payment made from a qualifying BMO Bank N.A. Business account.

***2.15% SBA fee and \$2500 Legal fee will be financed with SBA loan when it is funded.



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