

Subject Property: 1000, 1050, & 1070 E. William St., Carson City, NV 89701

± 57,387 SF



Program Benefits

- 10% Downpayment (typically)
- 49% Potential outside tenant
- 100% Lowest fixed interest rate nationally
- 100% Fully amortized 25-year term

Investment Highlights

- Three (3) buildings
- High visibility with daily traffic of 25,500 vehicles
- Ample parking ratio of 3.5/ 1000 SF
- Tenants can easily access Lake Tahoe, Reno, Minden & more

Project Costs	\$	5,690,000	100%
Financial Institution - 1st Loan	\$	2,845,000	50%
SBA 504 - 2nd Loan	\$	2,276,000	40%
Buyer's Down Payment	\$	569,000	10%

SBA 504 Loan Fees	\$		
CDC Process Fee	\$	34,140	1.50%
Funding Fee (3rd party)	\$	5,690	0.25%
Underwriter Fee (3rd party)	\$	9,104	0.40%
SBA Guaranty Fee (3rd party)	\$	-	0.00%
Flat Fee for SBA closing attorney	\$	3,500	
Round Up (Rebated back)	\$	566	

Total SBA Loan Amount	\$	2,329,000
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Bank Loan (Negotiable Term)		
1st Deed of Trust	\$	2,845,000
Interest Rate (estimated)		6.50%
Monthly Payment	\$	19,210

SBA 504 Loan - Fixed Rate 25 Years		
2nd SBA Loan	\$	2,329,000
Fixed Interest Rate (Feb. 2026)		5.80%
Monthly Payment	\$	14,722

Monthly Payment per SQ FT	\$	0.59
Average Blended Interest Rate		6.18%

Total Monthly Payments	\$	33,932
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