

Buyer Financing

PROPOSED SBA 504 LOAN STRUCTURE

Purchase Price	\$1,750,000
Optional Costs to Finance	TBD (i.e., Appraisal, Enviro, Title, Escrow, Bank Fees, etc.)
Total Project Cost	\$1,750,000



SOURCE OF FUNDS	AMOUNT	RATES	DURATION	COLLATERAL	MONTHLY PAYMENT	ANNUAL PAYMENT
Bank	50%	\$875,000 6.25% Estimated	5-25 Yr. FIXED 25 Yr. Amort.	1st Deed	\$5,780	\$69,360
SBA 504 / TMC	41%*	\$723,000 5.86% Nov '25	25 Yr. FIXED 25 Yr. Amort.	2nd Deed	\$4,600	\$55,200
Borrower	10%	\$175,000				
					<i>Total Est. Principal & Interest:</i> \$10,380	\$124,560
					<i>Est. Insurance & Misc. (.75% of Purchase)</i> \$1,100	\$13,200
					<i>Est. Property Tax (1.2% of Purchase):</i> \$1,750	\$21,000
					Total Est Payment (Before Tax Benefits): \$13,230	\$158,760

RATES:	Bank: Rate & Maturity is estimated & determined during underwriting. SBA: Rate & Maturity is FIXED for entire 25 year term at the time of the debenture sale. Blended Rate: The est. weighted average interest rate of both loans (blended) is: 6.07%
ESTIMATED FEES:	Bank: Set by the bank, often 1/2% of the bank loan; in this analysis, we've assumed it's financed. *SBA: SBA Loan, legal & Misc. fees are financed, and therefore <u>included</u> in the above loan amount. *Based on a Total Project Cost of \$1,750,000 SBA fees will be approximately: \$23,000
OPTIONAL COST TO FINANCE :	Beyond the purchase or construction costs, projects may include expenses such as: appraisal, environmental, title, escrow, bank, professional fees and other miscellaneous costs. These may be financed within the Total Project Cost.
COLLATERAL:	90% financing generally does not require any additional collateral.

TMC will perform a **free prequalification** for prospective buyers upon receiving complete financial information.

FOR MORE INFORMATION, PLEASE CONTACT:

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U.S. Small Business Administration

