

**Subject Property:** 1000 - 1150 E. William St., Carson City, NV 89701 ± 111,728 SF



### Program Benefits

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

### Investment Highlights

- Five (5) buildings
- High visibility with daily traffic of 25,500 vehicles
- Priced well below replacement cost
- Property sits on 2 parcels, totaling ± 6.53 acres

<b>Project Costs</b>	<b>\$</b>	<b>9,950,000</b>	<b>100%</b>
Financial Institution - 1st Loan	\$	4,975,000	50%
SBA 504 - 2nd Loan	\$	3,980,000	40%
<b>Buyer's Down Payment</b>	<b>\$</b>	<b>995,000</b>	<b>10%</b>

<b>Bank Loan (Negotiable Term)</b>	
1st Deed of Trust	\$ 4,975,000
Interest Rate (estimated)	6.50%
<b>Monthly Payment</b>	<b>\$ 33,592</b>

<b>SBA 504 Loan Fees</b>			
CDC Process Fee	\$	59,700	1.50%
Funding Fee (3rd party)	\$	9,950	0.25%
Underwriter Fee (3rd party)	\$	15,920	0.40%
SBA Guaranty Fee (3rd party)	\$	-	0.00%
Flat Fee for SBA closing attorney	\$	3,500	
Round Up (Rebated back)	\$	930	

<b>SBA 504 Loan - Fixed Rate 25 Years</b>	
2nd SBA Loan	\$ 4,070,000
Fixed Interest Rate (Feb. 2026)	5.80%
<b>Monthly Payment</b>	<b>\$ 25,728</b>

**Total SBA Loan Amount** \$ **4,070,000**

**Monthly Payment per SQ FT** \$ **0.53**  
**Average Blended Interest Rate** **6.19%**

**Total Monthly Payments** \$ **59,319**