

PROPOSED SBA 504 LOAN STRUCTURE

Sample

Land and Building	\$2,850,000
Other Eligible Costs	\$0
Total Project Cost	\$2,850,000



SOURCE OF FUNDS	AMOUNT	RATES	MATURITY	COLLATERAL	MONTHLY PAYMENT	ANNUAL PAYMENT
Bank	50% \$1,425,000	6.75% Estimated	10 Yr. FIXED 25 Yr. Amort.	1st Deed	\$9,845	\$118,146
SBA 504 / TMC	41% \$1,169,000	6.38% Estimated	25 Yr. FIXED 25 Full Amort.	2nd Deed	\$7,806	\$93,669
Borrower	10% \$285,000					

Est. Loan Payment: \$17,651 \$211,815

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 weighted average interest rate of both loans (blended) is: 6.58%
ESTIMATED FEES:	Bank: Determined by bank during underwriting. This is often 1/2% of the Bank Loan. SBA: SBA Loan fees plus legal fees are financed, and therefore <u>included</u> in the SBA loan amount. Based on a Total Project Cost of \$2,850,000 SBA fees will be approximately: \$29,000
Related costs: Appraisal, environmental reports, and escrow closing costs (including insurance and legal closing costs) may be included in the loan.	
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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TMC Financing is a nonprofit Certified Development Company (CDC) certified and regulated by the:

