

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 included 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:

Bryce Fennell, CPA
VP, Business Development Officer
925.285.9868
Bryce@tmcfinancing.com

Kurt Chambliss
EVP, Business Development Officer
925.786.7777
Kurt@tmcfinancing.com

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TMC Financing is a nonprofit Certified Development Company (CDC) certified and regulated by the:

