

SBA 504 Loan Scenario

FOR SALE

Scenario as of: 5/24/2019



Own the Business? Own the Building.

Purchase Price	\$2,790,000
Improvements	\$0
Other	\$0
Total Project Costs	\$2,790,000

3240 E. Tropicana Ave. Las Vegas, NV 89103

Building Size	19,250 sf
Price per Sq. Ft.	\$144.94 psf

For Property Information:

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90% SBA 504 Financing Example

Financing Package		Amount	Rate	Term	Amort	Monthly Pymt
Bank 1st Mortgage	50%	\$ 1,395,000	5.25%	10 Yrs	25 Yrs	\$ 8,360
SBA 504 2nd Mortgage*	40%	\$ 1,149,000	4.38%	25 Yrs	25 Yrs	\$ 6,309
Down Payment	10%	\$ 279,000				
*Includes financed SBA fee of \$33,000			4.86%		\$0.76 PSF	\$ 14,668

Monthly Costs

	PSF	Monthly
Mortgage Payments	\$0.76	\$14,668
Total Monthly Payment	\$0.76 PSF	\$14,668

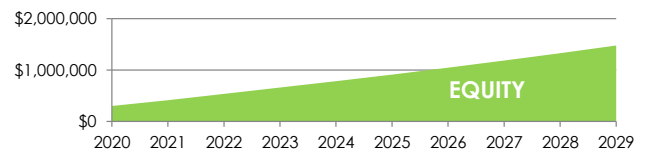
Adjusted Monthly Costs

	PSF	Monthly
Total Monthly Payment	\$0.76	\$14,668
Less Depreciation	(\$0.25)	-\$4,769
Total Adjusted Monthly Payment	\$0.51 PSF	\$9,899

Out of Pocket Expenses

Cash Down Payment	10.0%	\$279,000
Estimated Bank Fees	1.5%	\$20,925
Total Cash Required		\$299,925

Invest in Your Future: Equity Over First 10 Years



Assumptions:

The following assumptions were made in the preparation of this sample. Please let us know if there are specific values you'd like to see.

- Bank rate, terms and fees are estimated and vary depending on lender.
- SBA rate is as of May '19. Actual rate is set at debenture sale.
- All fees and expenses are estimated and will vary by vendor.
- SBA Fee is estimated at 2.65% plus a \$2,500 legal fee. All SBA fees are financed in the 504 loan.
- Operating costs, title and insurance are estimates.
- Depreciation is estimated at an 80% bracket over 39 years.
- Equity is based on a 2.0% annual appreciation rate.
- 90% LTV financing generally does not require additional collateral.

For more information contact us:



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