



## PROPOSED SBA 504 LOAN STRUCTURE

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**350 Cernon ST., Vacaville, CA 95688**

### USE OF PROCEEDS

Land & Building		<b>\$995,000</b>
Square Footage Building	2,480	
Cost Per Square Foot	\$401.21	
Building Improvements		\$0
Equipment		\$0
Soft Costs (estimated):		
Appraisal Cost	\$0	
Environmental Report	\$0	
Title Cost	\$0	
Total Soft Costs	\$0	
Total Project Cost		\$995,000

### ESTIMATED MONTHLY PAYMENTS

Bank 1st TD	\$3,516
SBA 2nd TD	\$2,770
<b>Combined Monthly Payment</b>	<b>\$6,286</b>
<b>BANK LOAN AMOUNT AND TERMS</b>	
Bank Loan Amount	\$497,500
Interest Rate (Fixed)	<b>7.00%</b> <sup>1</sup>
Years	25
Bank Fees	<b>1.00%</b> \$4,975

<sup>1</sup> Bank's interest rate and fee are negotiable between borrower and bank. The information contained herein is for discussion purposes only and is not binding.

### FINANCE STRUCTURE

#### Source of funds

Bank 1st TD Loan	50.00%	<b>\$497,500</b>
Net Debenture Proceeds	40.00%	<b>\$398,000</b>
Borrower	10.00%	<b>\$99,500</b>

Total Project Cost 100.00% \$995,000

#### 504 ESTIMATED FEES

Bank Interim Loan	\$398,000
CDC Processing Fee (1.5%)	\$5,970
SBA guaranty fee (0.5%)	\$0
Funding Fee (0.25%)	\$995
Legal Closing Fees	\$3,500
Underwriting Fee (0.40%)	\$1,644
Miscellaneous Costs	\$800
Subtotal	\$410,909
Balance to Borrower	\$91
Gross Debenture	\$411,000

Debenture rounded up to nearest \$1,000

Summary Debenture loan fees paid \$12,909

### 504 TERMS & ESTIMATED PAYMENTS

Term (Years)	25
Note Rate (Fixed)	<b>5.022%</b> <sup>2</sup>
Regulatory Fees	<b>1.056%</b> <sup>2</sup>
Effective Rate	<b>6.243%</b> <sup>2</sup>

Payment presented in the following schedule includes standard principal & interest amortization plus regulatory fees as described below

Years	Total Payment
1-5	\$2,770
6-10	\$2,728
11-15	\$2,676
16-20	\$2,608
20-25	\$2,520

#### <sup>2</sup> Explanation of Note Rate and Regulatory Fees

**The Note Rate is not determined until funding of the Note. The Effective Rate shown here is based on current rates; your rate may be different.** The Effective Rate is based in part on a calculation of the amount paid over the life of the loan. The calculation provided in this document is made with no representation or warranty that this is the amount to be paid under your loan. Please confirm all information and calculations.

To ensure the 504 program is self funded Regulatory Fees are collected monthly and paid to CDC, SBA, and a Central Servicing Agent. Fees are

Prepared for:  
**McGuire Real Estate**  
 Mark McGuire | Broker/Owner

Borrower: