

# SBA LOAN EXAMPLE



## 24830 RIVARD ROAD, MORENO VALLEY – 21,700 SF

BUILDING ACQUISITION	\$6,076,000
TENANT IMPROVEMENTS	\$0
SBA/CDC FEES	\$56,000
<b>TOTAL PROJECT COST</b>	<b>\$6,132,000</b>

SOURCE OF FUNDS		AMOUNT	RATES	MATURITY	COLLATERAL	MONTHLY PAYMENT	
BANK	50%	\$3,038,000	6.50%	10 YEARS 25 YR. AMOUNT	1ST DEED	\$20,513	(BANK 1ST)
SBA 504 LOAN	40%	\$2,486,400	6.09% DEC	25 YEARS FULL AMOUNT	2ND DEED	\$16,157	(SBA 2ND)
BORROWER	10%	\$607,600				\$36,670	
<b>TOTAL</b>	<b>100%</b>	<b>\$6,132,000</b>					

**RATES:** BANK: RATE IS ESTIMATED - WILL VARY DEPENDING ON LENDER  
SBA 504: RATE IS **FIXED** AT THE TIME OF THE DEBENTURE SALE.

**FEES:** BANK: VARY DEPENDING ON LENDER POLICY.  
SBA CDC: 2.15% OF SBA LOAN PLUS LEGAL FEES ARE FINANCED, AND THEREFORE INCLUDED IN THE SBA LOAN AMOUNT.  
MISC: RELATED COSTS MAY BE INCLUDED IN THE SBA 504 LOAN INCLUDING APPRAISAL, ENVIRONMENTAL REPORT (IF REQUIRED), AND ESCROW CLOSING COSTS (INCLUDING INSURANCE AND LEGAL CLOSING COSTS).

**COLLATERAL:** 90% FINANCING GENERALLY DOES NOT REQUIRE ADDITIONAL COLLATERAL.

BFC WILL PERFORM A FREE PREQUALIFICATION FOR PROSPECTIVE BUYERS UPON RECEIVING COMPLETE FINANCIAL INFORMATION.

