



SBA 504 LOAN SCENARIO

Purchase: **\$6,000,000**

Estimated Soft Cost: **\$25,374**

Origination Fee: **\$75,566**

Total Project Cost: **\$6,570,940**

Down Payment - 10%: **\$657,094**

SBA Guarantee Fee: **\$56,510**

Total Financing: \$5,970,356

Loan Structure	Loan Amount	Rate	Payment	Term
Bank 1st Mortgage	43% \$3,285,470	7%	\$23,425	25 Yrs
SBA 504 2nd Mortgage	40% \$2,628,376	5.95%	\$17,352	25 Yrs

Cost Per Square Footage Calculation: ±25,880 Total SF

Total Payment: \$40,778

**Payment SF: \$18.91 Annually
\$1.58 Monthly**