

Prepared For: Old St. Angela Inn, Pacific Grove

SBA 504 Sample Loan

SBA 504 loan scenario (85% Loan to Value)		
Project Amount:	\$4,500,000	
First loan amount:	\$2,283,863	
SBA loan amount:	\$1,575,000	
Amortized: bank 1st DOT	25 yrs	
Amortized: SBA 2nd	25 yrs	
Bank interest rate**	5.500%	\$14,025 Mo.
SBA 504 interest rate:	5.310%	\$9,698 Mo.
Monthly payment:	\$23,723	
Cash down payment	\$675,000	
Estimated Cost Summary		
Bank & SBA:		
Bank loan fee		\$28,548
CDC Fee		\$1,500
Interim Interest		
SBA 504 loan fee (Financed by SBA)		\$33,863
Out of pocket costs*:		
Title Insurance		\$1,000
Appraisal		\$3,750
Environmental		\$2,500
		\$0
Survey, if necessary		\$0
Filing/Misc		\$500
Legal		\$2,000
Total Fees:		\$73,661
Total cash out-of-pocket (Down & Fees)		\$714,798

15% Down Payment, Close in 60 to 75 days
 Twenty year fully amortized SBA 504 second loan
 Ten Year Prepayment Schedule for 2nd loan.
 Prepayment for first loan varies
 First loan interest rates vary by bank



Please note that rates and terms change daily and are available only for qualified borrowers. A specific quote is given after the receipt of loan documents. All terms are approximate
 Bill Hand • Business Development Officer • P: (415) 221-4263 • E: bill.hand@att.net