



## SBA 504 REAL ESTATE LOAN PROPOSAL

**Total Project:** **\$ 540,000**

|                                    |                   |             |
|------------------------------------|-------------------|-------------|
| <b>Spectrum Commercial Lending</b> | \$ 270,000        | 50%         |
| <b>SBA 504 Loan</b>                | \$ 216,000        | 40%         |
| <b>Borrower's Injection</b>        | \$ 54,000         | 10%         |
| <b>Total</b>                       | <b>\$ 540,000</b> | <b>100%</b> |

|   | <b>SCL (1st. T.D.)</b> | <b>SBA (2 nd. T.D.)</b>   | <b>Total</b>      |
|---|------------------------|---------------------------|-------------------|
| <b>LOAN AMOUNT(s)</b>                           | \$ 270,000             | \$ 216,000                | <b>\$ 486,000</b> |
| <b>Interest Rate</b>                            | 5.25%                  | 2.88%                     |                   |
| <b>Fixed/Variable</b>                           | Fixed for 10 years     | <b>Fixed for 25 years</b> |                   |
| <b>Points (includes 0.5% SBA Fee)</b>           | 1.50%                  |                           |                   |
| <b>Years Amortized</b>                          | 25                     | 25                        |                   |
| <b>Loan Maturity</b>                            | 25                     | 25                        |                   |
| <b>Prepayment Penalty</b>                       | 10 year declining      | 10 year declining         |                   |
| <b>Blended Rate</b>                             |                        |                           | <b>4.20%</b>      |
| <b><u>Out of Pocket</u></b>                     |                        |                           |                   |
| <b>Bank Fees (Including SBA 0.5% Fee)</b>       | \$ 4,050               |                           |                   |
| <b>Appraisal Report (Paid to 3rd Party)</b>     | \$ 3,500               |                           |                   |
| <b>Environmental Report (Paid to 3rd Party)</b> | \$ 2,000               |                           |                   |
| <b>TOTAL OUT OF POCKET</b>                      | \$ 9,550               |                           | <b>\$ 9,550</b>   |
| <b>TOTAL LOAN AMOUNT</b>                        | \$ 270,000             | \$ 216,000                | <b>\$ 486,000</b> |
| <b>ESTIMATED</b>                                |                        |                           |                   |
| <b>MONTHLY PAYMENT</b>                          | <b>\$1,631</b>         | <b>\$1,022</b>            | <b>\$2,653</b>    |

\* This scenario is for discussion purposes only and should not be construed as a commitment to lend.

\* Other terms and conditions apply. Borrower is also responsible for all escrow and title costs.

\* The interest rates stated in this scenario assume 51% owner occupancy of multi-purpose property.

\* All terms are subject to change and final terms to be based upon formal credit underwriting.

\* All information is pursuant to the Department of Corporation, State of California License Number 6032 E260

*For additional information, please contact;*

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