

Financing Solutions Provided by:

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**2005 Raymer Ave
 Unit B**

Commercial Real Estate Purchase Analysis

Total Project Cost **\$475,405**

SBA 504	
25 yrs Fixed	25 yrs Fixed
Bank 1st	SBA 2nd

Down Payment	\$47,541	
LTV	90%	
Loan Amount	\$237,703	\$190,162
Financed Fee		\$9,317.94
Rate (%)*	3.950%	2.860%
Amortization	25	25
Term (Years)	25	25
1st & 2nd Monthly Payment	(\$1,248.13)	(\$931.49)
Total Monthly Payment	504 Total	(\$2,179.62)

Estimated Real Estate Loan Fees

Loan Fee %*	0.500%	2.650%
Loan Fee	\$1,188.51	\$5,039.29
Appraisal & Review*	\$2,800.00	Fee Combined
Environmental*	\$1,900.00	Fee Combined
Legal & Bridge Loan	\$0.00	\$4,278.65
Processing Costs	\$2,500.00	\$0.00
Total	\$8,388.51	\$0.00
	504 Total	\$8,388.51
Total Out of Pocket Expenses (Down Payment and Closing Costs)	504 Out of Pocket Expense	\$55,929