

300 East Esplanade Drive 19th Floor Suite 1900 Oxnard, CA 93036

Commercial Loan Officer:	Eric Mandell	Purchase Price:	\$1,061,625
Phone Number:	805-983-7193	Improvements:	\$0
Fax Number:	805-604-9474	Total Project Cost:	\$1,061,625
Prepared For:	920 Graves Ave.	10% Down:	\$106,163
Contact #:	(805) 983-2200	Total Loan:	\$955,463

January 31, 2012

90% SBA Real Estate Purchase Scenarios

Loan Program	SBA 504	SBA 504	SBA 504
Estimated Property Value	\$1,061,625	\$1,061,625	\$1,061,625
Loan Amount Wells Fargo 1st	\$530,813	\$530,813	\$530,813
First Trust Deed	10 Yr. Loan	10 Yr. Loan	20 Yr. Loan
Loan Type	5/30 Yr. Fixed	10/30 Yr. Fixed	20/20 Yr. Fixed
Est. Loan To Value	50.00%	50.00%	50.00%
Rate (%)	4.250%	5.000%	5.450%
Amortization (Months)	360	360	240
Monthly Payment on 1st	\$2,611	\$2,850	\$3,636
Loan Amount SBA 2nd	\$424,650	\$424,650	\$424,650
Loan Type	20/20 Yr Fixed	20/20 Yr Fixed	20/20 Yr Fixed
Est. Loan To Value	40.00%	40.00%	40.00%
Rate (%)	4.830%	4.830%	4.830%
Amortization (Months)	240	240	240
Monthly Payment on 2nd	\$2,763	\$2,763	\$2,763
Total Combined Payment	\$5,374	\$5,612	\$6,399
Combined Loan To Value	90.00%	90.00%	90.00%
Blended Rate	4.51%	4.92%	5.17%

Estimated Real Estate Loan Fees

	SBA 504	**	SBA 504	**	SBA 504	**
First TD Loan Fee %	0.00%	**	0.00%	**	0.00%	**
First TD Loan Fee Amount	\$0		\$0		\$0	
Second TD Fee to CDC/SBA	\$11,253	***	\$11,253	***	\$11,253	***
Bridge Loan Origination Fee	\$2,845	****	\$2,845	****	\$2,845	****
Appraisal (Estimated)	\$3,500		\$3,500		\$3,500	
Environmental (Estimated)	\$2,500		\$2,500		\$2,500	
Title Policy - Escrow (Estimated)	\$3,500		\$3,500		\$3,500	
Doc Prep/Underwriting (Estimated)	\$0		\$0		\$0	
Processing Fee	\$0		\$0		\$0	
Total	\$23,598		\$23,598		\$23,598	

**** Note: Paid to the SBA.

*** Note: Financed and included in the 2nd (not out of Pocket).

** Note: Wells Fargo will waive this fee for you (typically 1%) -Based on relationship-