Small Business Administration Lending

Prepared For: Serrano Henderson
Property Address: 751 West Lake Mead Pky
Henderson, NV 89015

As of Date: 9/8/2026

Business Development Officer: Guy Gugino
Phone Number: 702.498.9642
Email Address: Guy Gugino@midfrist.com
Address: 8474 Rozita Lee Ave, Ste 305
Las Vegas, Nevada 89113

This is not an offer or commitment to lend and is intended for discussion purposes only

MidFirst Bank - SBA Lending

MIDFIRST BANK

Guy Gugino
Phone Number: 702.498.9642

Loan Type: SBA 504

82.65% LTV Owner Occupied Commercial Real Estate Financing

Date: 09/08/26
Property Description: 94,674 Square Foot Commercial Building

Project Cost				
Purchase Price	$275	per square foot	$	26,035,350
CDC Debenture Fee (2.65% total by CDC)		(estimate)		129,632
CDC Documentation		(estimate)		2,500
Bank Loan Fee (1.0% approx)		(estimate)		170,994
Other Fees: appraisal, environment, title, legal		(estimate)		18,500
Total Project Cost			**$**	**26,356,976**
Cash Down Payment (17.35%)			**$**	**4,433,976**
Total Loan Amount (includes 1st & 2nd mortgage)			**$**	**21,923,000**

Loan Details	MidFirst 1st Mortgage	SBA 504 2nd Mortgage		**Combined Loans**	
Loan Amount	16,923,000	5,000,000	**$**	**21,923,000**	
Loan Rate	6.85%	6.27%		**6.72%**	Loan reprices every 5 years
Loan Term (in years)	25	25			
Amortization Term (in years)	25	25			
Monthly Payment	117,994	33,045	**$**	**151,039**	
Monthly Occupancy Cost (P+I)			$	1.60	per square foot

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All credit decisions are subject to credit qualification

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9/8/2026

MidFirst Bank - SBA Lending

MIDFIRST BANK

Guy Gugino
Phone Number: 702.498.9642
Cell Number: 702.498.9642

Own vs. Lease Comparison With SBA 504 Loan

• Loan Information •

Date: 9/08/26
Property Description: 94,674 Sq Ft Commercial Building

	MidFirst Loan	SBA Loan
Loan Amount:	$16,923,000	$5,000,000
Interest Rate (est.):	6.85%	6.27%
Amortization in years:	25	25
Term in years:	25	25
Monthly Payment:	$117,994	$33,045

• Own •

PURCHASE ASSUMPTIONS:		
Project Cost		$26,356,976
Per square foot	$275	
START-UP COSTS		
Cash down payment (17.35%)		$4,433,976
(includes financed fees)		
MONTHLY COSTS	Per Sq. Ft.	Amount
Mortgage payment	$1.60	$151,039
Operating costs	$0.23	$21,775
Association Dues	0.00	0
Total Monthly Costs	1.83	172,814
MONTHLY OWNERSHIP BENEFITS		
Monthy Depreciation estimate [(1)]		51,463
Tenant income		0
Monthly appreciation estimate: (.00% annualized)		0
Total Ownership Benefits		51,463
TOTAL EFFECTIVE MONTHLY COST		**$121,351**

• Lease •

LEASE ASSUMPTIONS:		
Rent per square foot per month		$1.35
Rent per month		$127,810
START-UP COSTS		
Tenant Improvements and security deposit		#######
(Security = Equal to 2 months rent)		
MONTHLY COSTS	Per Sq. Ft.	Amount
Rent payment	$1.35	$127,810
Operating costs	$0.23	$21,775
Association Dues	0.00	0
Total Monthly Costs	$1.58	$149,585
MONTHLY OWNERSHIP BENEFITS		
Monthly depreciation estimate:		N/A
Tenant income		N/A
Monthly appreciation estimate:		N/A
Total Ownership Benefits		N/A
TOTAL EFFECTIVE MONTHLY COST		**$149,585**

• Property Value and Owner's Equity [(2)] •

Time Period	Property Value	Loan Balance	EQUITY
Year 5	$26,035,350	$19,911,245	**$6,124,105**
Year 10	$26,035,350	$16,665,384	**$9,369,966**
Year 15	$26,035,350	$12,559,328	**$13,476,022**
Year 20	$26,035,350	$7,678,509	**$18,356,841**

(1) Depreciation is estimated based upon 100.0% allocation of purchase price to building cost minus the basis for land of $24 per foot that is depreciated over 39 years.

(2) Owner's equity calculation assumes annual appreciation rate of .00% and a constant interest rate as outlined above. Rate may be subject to change.

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