1517 W Jefferson
SBA 504 Loan Example
8/4/2026

25 Years Amortizing

1,992	**Bldg SF**
1,992	**Number of SF occupied by Buyer**
$451.25	**Price / SF**
$898,888	**Sale Price**
10%	Down Pmt %
($89,889)	Down Payment
$808,999	**Total Amount Financed**
50% Purchase price financed by bank loan	
$449,444	Amount Financed through bank
6.800%	Bank Interest Rate
($3,119)	Monthly P/I Pmt
40% Purchase price financed by SBA loan	
$359,555	Amount Financed through SBA
6.170%	SBA Interest Rate
($2,354)	Monthly P/I Pmt
($65,683)	Total Annual P/I Payment (Both Loans)
$8.00	Estimate of Building Expenses per square foot
($15,936)	Estimated Annual Cost of Bldg. Expenses (Sq. Ftg. of Bldg. X P/SF Expenses)
$21,000	Estimated Annual Rental Income (additional income from rental portion of building)
($60,619)	TOTAL Cost Per Year (P/I + Bldg. Expenses)
($30.43)	Total Per SF occupancy (cost)/benefit - Compare to Full Service Lease (Equivalency)
$32,360	Average Annual Principal Paydown (owner's equity)
($28,259)	Cost Per Year Less Principal Paydown
($14.19)	Per SF occupancy (cost)/benefit full service less principal paydown
($33,323)	Average Annual Interest Expense
30%	Tax Bracket
($9,997)	Annual Tax Effect of Interest Expense at stated tax bracket
($18,262)	(Cost)/Benefit Per Year Less Principal Paydown and Interest Benefit
($9.17)	Per SF occupancy (cost)/benefit - full service less principal paydown and interest benefit
80%	Percentage of total Value for Improved Portion of Property (Remainder of 100% is for land value)
($18,439)	Annual Depreciation (Uses Improved Property value as depreciable portion divided by 39 years)
30%	Tax Bracket
($5,532)	Annual Tax Effect of Depreciation at stated tax bracket
($12,731)	TOTAL Effective Annual (Cost)/Benefit of Ownership
($6.39)	Effective Annual After-Tax (Cost)/Benefit P/SF of Ownership, after principal paydown, interest deduction, & deprec *(Compare to TOTAL cost P/SF of Leasing, including expenses)*
($6.39)	P/SF- When TOTAL Effective Annual After-Tax Cost of Ownership applied only to Owner Occupied Portion

NOTE: All Interest rates and loan information are estimated. Loan program may not be available as described. Though amortized over a period of 25 years, the 50% LTV loan from the bank is rate-adjusted in 5 years and due in less than 20 years. All information regarding the after-tax effects are estimated in good faith, but are not guaranteed. They should be verified by your accountant. Average Annual Principal Paydown and Interest Expense are derived from the average of 300 monthly payments (25 years x 12 months). * When comparing a purchase under this SBA program to the cost of leasing it should be noted that the cost of leasing for a business are also likely to be tax deductible. Buyer to verify all information.

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