



Owner - Occupied Loan Comparison Sheet



Building Size
5,000 SQ FT

Loan Officer: **Robert Dennis**
 Phone Number: (831) 600 - 4013
 Cell Number: (831) 594 - 2248
 Prepared For:

rates as of: **Aug. 25th, 2011**

9666 Hwy 9

Conventional

SBA 7a

SBA 504

Estimated Cash Required = **\$259,164**

Estimated Cash Required = **\$95,026**

Estimated Cash Required = **\$86,113**

\$244,650 Down Payment = 35%

\$69,900 Down Payment = 10%

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Project Amount	(65% Loan to Value)	\$699,000
Bank		
	65%	
Lighthouse's 1st Mortgage		\$454,350
Amortized over:		25 yrs
Due In:		10 yrs
Fixed Rate duration		3-yr Adj.
Lighthouse Bank interest rate		5.50%
Monthly Payment		\$2,818
Monthly per SQ. FT.		\$0.56
Estimated Cost Summary		
Lighthouse Bank:		
Lighthouse Bank loan fee	1.00%	\$4,544
Potential Misc. Fees		\$2,000
Other Fees/Credits		\$0
Other Fees/Credits		\$0
Title and Escrow		\$2,971
Appraisal & Environmental		\$5,000
Total Fees:		\$14,514

Project amount:	(90% Loan to Value*)	\$699,000
Bank		
	90%	
Lighthouse's 1st Mortgage		\$629,100
Amortized over:		25 yrs
Due In:		25 yrs
Variable Rate @ Prime +2.00%		
SBA 7(a) interest rate:		5.25%
Monthly payment:		\$3,770
Monthly payment per SQ. FT.		\$0.75
*Additional Collateral may be Required		
Estimated Cost Summary		
SBA 7(a):		
SBA's Guaranty Fee	not waived	\$14,155
Potential Misc. Fees		\$2,000
Packaging Fee		\$1,000
Other Fees/Credits		\$0
Title and Escrow		\$2,971
Appraisal & Environmental		\$5,000
Total Fees:		\$25,126

Project Amount:	(90% Loan to Value)	\$699,000
Bank		
	50%	
Lighthouse's 1st Mortgage		\$349,500
SBA's 2nd Mortgage		\$287,911
Amortized over:		25
Due in		10
Lighthouse 3-yr Adj. Rate		5.50%
SBA's 504 20-yr rate		5.13%
Monthly payment:		\$4,089
Monthly per SQ. FT.		\$0.82
Estimated Cost Summary		
Lighthouse & SBA:		
Lighthouse Bank loan fee	1.50%	\$5,243
Potential Misc. Fees		\$2,000
Lighthouse interim loan fee		\$1,000
SBA's 504 loan & legal fee	is always financed	\$8,311
Title and Escrow		\$2,971
Appraisal & Environmental		\$5,000
Total Fees:		\$24,525

There may be a prepayment penalty on loans with interest rates fixed for >1 year. Principal reductions of up to 10% annually are allowed on 1st mortgages without a prepayment penalty. Rates can be locked for up to 5 years. Other options may be available and should be discussed with your Lighthouse Bank loan officer.