



Preferred Lending Program

**Unit C**    **10,000 Sq Ft.**    **Baldy View Business Park**    **FOOTHILL (SR-210) FWY.**

**PURCHASE PRICE:**    **\$ 1,150,000**

	SBA 504 FIXED		SBA 7(a)	Conventional FIXED
	25/25 years Spectrum	20/20 Years SBA	25/25 Years Spectrum	25/5 Years Spectrum
<b>Down Payment</b>	<b>\$ 115,000</b>		<b>\$ 115,000</b>	<b>\$ 287,500</b>
<b>Combined LTV%</b>	<b>90%</b>		<b>90%</b>	<b>75%</b>
<b>Loan Amount</b>	<b>\$ 575,000</b>	<b>\$ 460,000</b>	<b>\$ 1,035,000</b>	<b>\$ 862,500</b>
<b>Rate (%)</b>	<b>6.80%</b>	<b>5.39%</b>	<b>6.00%</b>	<b>6.69%</b>
<b>Amortization</b>	<b>25</b>	<b>20</b>	<b>25</b>	<b>25</b>
<b>Rate Reset (Years)</b>	<b>10</b>	<b>None</b>	<b>Quarterly</b>	<b>10</b>
<b>Term (Years)</b>	<b>25</b>	<b>20</b>	<b>25</b>	<b>25</b>
<b>Loan Fee %</b>	<b>1.00%</b>	<b>0.65%</b>	<b>0.00%</b>	<b>1.00%</b>
<b>504 Payments (1st &amp; 2nd)</b>	<b>\$3,957.09</b>	<b>\$3,116.71</b>		
<b>Total Monthly Payments</b>	<b>\$7,074</b>		<b>\$6,617</b>	<b>\$5,877</b>
<b><u>Estimated Closing Costs</u></b>				
<b>Loan Fee</b>	<b>\$ 5,750</b>	<b>\$ 2,990</b>	<b>\$ -</b>	<b>\$ 8,625</b>
<b>Short Term Note Fee</b>	<b>\$ 2,300</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Appraisal</b>	<b>\$ 3,000</b>	<b>\$ -</b>	<b>\$ 3,000</b>	<b>\$ 3,000</b>
<b>Environmental Report</b>	<b>\$ 2,100</b>	<b>\$ -</b>	<b>\$ 2,100</b>	<b>\$ 2,100</b>
<b>Closing Costs</b>	<b>\$ 6,500</b>	<b>\$ -</b>	<b>\$ 5,000</b>	<b>\$ 5,000</b>
<b>Total Costs</b>	<b>\$ 22,640</b>		<b>\$ 10,100</b>	<b>\$ 18,725</b>

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\*SBA 7(a) loan fee of 3.00% of guaranteed portion is currently waived under Economic Stimulus Package.

\*SBA 504 loan guarantee fee has been reduced under Economic Stimulus Package.

\* The interest rates stated in this letter assume 51% owner occupancy of the real property.

\* Rates and terms based on current rates as of August 17, 2009. Final rates to be determined upon approval and funding date.

\* This proposal is for discussion purposes only and should not be construed as a commitment from Spectrum Commercial Lending to extend credit.