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SBA 504 UPDATE: Stimulus Bill slashes fees on small business loans!!

Benefits of SBA 504:

Equity - investing in yourself; **Conserve working capital** - only 10% Down Payment; **Lock-in** long term fixed rates; **Reduced fees** financed

40% of the project is financed by the SBA with a fixed rate for 20 years; March 2009 SBA rate is 5.50%

Below is an example of how the fee reductions will impact a \$1MM total project financed through the SBA 504 program. Fees decrease by 63%, resulting in total savings of more than \$8.5K.

Before Recovery Act (3/17/09)		After Recovery Act (3/17/09)	
Net Proceeds	\$400,000	Net Proceeds	\$400,000
CDC Fee (1.5%)	\$6,000	CDC Fee (0.0%)	\$0
Closing Cost	\$2,500	Closing Cost	\$2,500
Colson Fee (.25%)	\$1,000	Colson Fee (.25%)	\$1,000
Subtotal	\$409,500	Subtotal	\$403,500
Underwriter (.4%)	\$1,648	Underwriter (.4%)	\$1,624
TOTAL	\$411,145	TOTAL	\$405,124
GROSS BOND	\$412,000	GROSS BOND	\$406,000
Cash to Borrower	\$852	Cash to Borrower	\$876
1st Mortgage Fee	\$2,500	1st Mortgage Fee	\$0
TOTAL FEES	\$13,648	TOTAL FEES	\$5,124
TOTAL SAVINGS OF \$8,524 (approximately 63%)			

Information Provided by: Union National Bank, Millie Nuno, Director of Business Development, 847-888-7500

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Time for a Tenant Lease Review

- Find the inconsistencies between lease payments and actual charges.
 - Find items mistaken by both the landlord and tenant.
- Find out if you have truly overpaid your 2008 estimated expenses.

Call TJG Commercial at 630-654-0006 to review your tenant lease and reconciliation statements.



PROFITABILITY NOW

Enterprise Profitability Simulation

1-day, game board-based training designed to help participants learn: the concepts that provide a greater understanding of a corporation's balance sheet, the difference between profit and cash, what drives cash flow, what companies can do to improve their financial performance, and how each person in the organization can contribute to the company's ability to achieve its financial objectives.

Since 1984, TJG Commercial has provided business owners with real estate services that align with their corporate goals. Our niche services encompass the business owner's need for brokerage, property management, construction and asset acquisition and sales. With over 24 years of experience and in-depth market knowledge, we provide our clients with the necessary information in order to make the appropriate real estate decision.



Sincerely,
Viliija Garbonkus
Executive Vice President, Business Development
[TJG Commercial](#), Corporate Real Estate Consultants

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