

PREFERRED LENDER PROGRAM

**TMC Financing is your supportive partner
for marketing and financing commercial
real estate property.**



Preferred Partner Benefits

Pre-approvals in 24 hours or less
Fast-track application process

Reduced 3rd party report costs
Property marketing support

Your Team of Experts

For more than 35 years, we've been dedicated to helping business owners obtain affordable commercial real estate financing through the SBA 504 program.

Our loan process has been streamlined for maximum efficiency. You will be guided every step of the way by our TMC team of experts.

- TMC is ranked in the top 5 CDCs nationwide
- Since 1981, we've provided over \$9 billion in SBA 504 financing to over 5,000 businesses
- This financing has created over 60,000 jobs in California and Nevada

Services

- TMC acts as an advocate for the buyer to obtain a 1st lender loan commitment regardless of the loan program selected. Our clients and partners are able to leverage TMC's extensive network of lender relationships.

We also provide...

- A free prequalification review for your potential buyers (typically completed within 24 hours of application)
- Co-marketing of the property with postcard mailers, flyers, banners, open house events, etc
- Customized loan proposals featuring the 90% LTV
- Custom signage installed on/near the building promoting the availability of "90% below-market financing"
- A loan proposal PDF file to include on your listings and website to illustrate the financing options
- Collaboration to educate potential buyers about SBA financing options and screen qualified buyers
- Reduced 3rd Party Report costs for property that can be shared with all lenders involved

***We are your Advocates
We are your helpful Advisors***

Your SBA 504 Expert
info@tmcfinancing.com
415.989.8855
www.tmcfinancing.com



TMC is a leading Certified Development Company (CDC)

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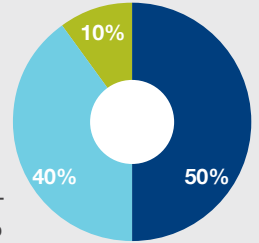


The 504 Advantage

- As little as 10% down payment
- No additional collateral required
- Below-market, FIXED RATES, 20 year & 10 year terms
- No limit on total project cost

How is an SBA 504 loan structured?

Conventional loan (1st)	\$2,500,000	50%
SBA 504 loan (2nd)	\$2,000,000	40%
Owner down payment	\$500,000	10%
Total project	\$5,000,000	100%



Property Marketing Examples

OWN THE BUSINESS? OWN THE BUILDING. WITH AS LITTLE AS 10% DOWN!



FOR SALE

PROPERTY HIGHLIGHTS

- Image Building - 2003 construction
- 6 Private Offices & Open Work Area
- Air Conditioned warehouse
- One Ground level door
- 24' Warehouse Clearance
- 200 A Power (Verity)
- Kitchenette / 2 Restrooms
- 3:1,000 Parking Ratio
- Fully Fire Sprinklered
- Convenient Access to 5 / 405 / 133 Freeways
- Close proximity to Irvine Spectrum Entertainment Center

\$8 TESLA, IRVINE SPECTRUM, CA | 2,772 SQFT
ASKING SALE PRICE: \$759,000

PURCHASING A BUILDING IN ANAHEIM? OWN THE BUILDING WITH AS LITTLE AS 10% DOWN!



FOR SALE



FOR SALE



FOR SALE

1037 Mairose St., Anaheim | 17,600 sq ft
Asking Sale Price: \$160 / sq ft (\$15,764/month)

3376 La Palma Ave., Anaheim | 73,393 sq ft
Asking Sale Price: \$155 / sq ft (\$64,002/month)

4411 La Palma Ave., Anaheim | 37,041 sq ft
Asking Sale Price: \$152 / sq ft (\$27,818/month)

We can find the right building for your business and approve your loan, all in one.
Contact us today to learn more.

We can find the right building for your business and approve your loan. Contact us today to learn more.



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CUSHMAN & WAKEFIELD®



Your SBA 504 lending and real estate team



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LEE & ASSOCIATES®
COMMERCIAL REAL ESTATE SERV. CO.



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