



The **SBA 504 loan program** is designed to assist America's small businesses for the acquisition of commercial real estate and heavy machinery/equipment. Today, the SBA 504 loan program can also be used to refinance certain qualifying fixed-asset debt, providing an additional opportunity for small businesses to take advantage of the long-term, fixed-rate financing of the program. It is truly one of the best financing options for small business owners today.

## THE BENEFITS OF THE SBA 504 PROGRAM

FOR LOANS AUTHORIZED BETWEEN FEBRUARY 1, 2021 AND SEPTEMBER 30, 2021\*:

- 3 months of payment forgiveness on the SBA portion of the loan proceeds (up to \$9,000 per month per loan)
- Fee waiver to eliminate the TPL Fee (0.5%) and CDC Fee (1.5%)

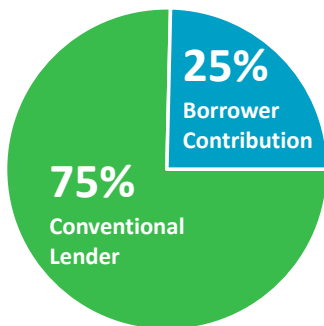
### FINANCING STRUCTURE

- 10% equity down, up to 90% financing
- For commercial real estate, equipment, renovations/ construction
- Long term (10, 20, or 25 year fixed rates)
- Most projects are between \$300,000 to \$5 million

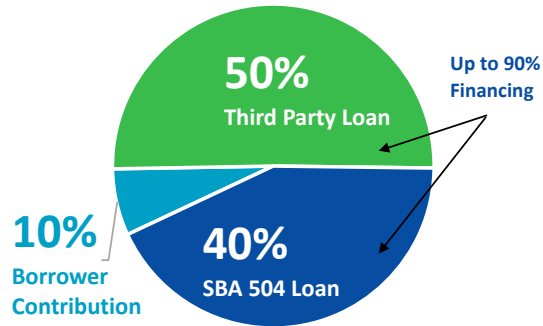
### ELIGIBLE PROJECTS

- Owner-occupied real estate (25, 20 year fixed rate)
- Machinery & equipment (10 year term/fixed rate)
- Soft costs

### Conventional Financing



### The 504 Advantage



## SBA 504 Fixed Interest Rate for May 2021:

Rates include monthly servicing fees to CDC, SBA, and central servicing agent; based on SBA FY20 fees. \* Subject to the availability of funds.

25-Year **2.93%**  
20-Year **2.85%**

all-in on purchases

Well Below Market

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