

RECENT PROJECTS

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Accord Carton, Alsip, ILClick to read more
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Fulton Grace, Chicago, ILSBA 504 Loans for
Commercial Real Estate

Since 1992, SomerCor has been a valued resource for commercial real estate professionals to help their small business clients buy, build, expand or refinance owner-occupied commercial real estate through the **SBA 504 loan program**.



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%)

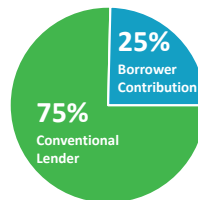
ADVANTAGES FOR COMMERCIAL REAL ESTATE CLIENTS:

- Lower down payment – up to 90% financing for established businesses
- Below-market interest rates – lower and more affordable monthly mortgage payments
- Long term rates 20 or 25 year fixed – no surprise balloon payments
- Frees up working capital – more money to reinvest in the business
- Owning commercial property – enhance both personal and business wealth

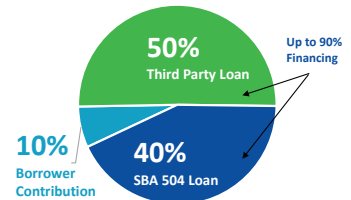
FINANCING STRUCTURE

- 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

Conventional Financing



The SBA 504 Advantage



SBA 504 Fixed Interest Rate for July 2021:

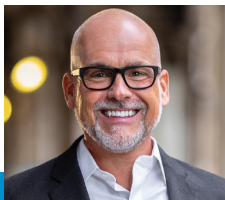
Rates include monthly servicing fees to CDC, SBA, and central servicing agent; based on SBA FY21 fees. * Subject to the availability of funds.

25-Year **2.81%**
20-Year **2.69%**

all-in on purchases

Well Below
Market

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