



The **SBA 504 Refi loan program** is a strategic debt restructuring solution that helps banks and small business borrowers, especially during an economic downturn. SomerCor, an SBA Certified Development Company, works with you to access the 504 Refi. *It is a win-win for banks and borrowers.*

THE BENEFITS OF THE SBA 504 REFI PROGRAM

BANK ADVANTAGES

- Lower lending risk
- Expand credit box
- Diversify and strengthen loan portfolio
- Increase liquidity
- Retain and grow business clients

Eligibility Guidelines

- Property must be minimum 51% owner-occupied and meet all other SBA 504 eligibility guidelines
- Business and existing loan must be at least 6 months old
- At least 75% of existing loan must have been for SBA 504-eligible purposes
- Government guaranteed loans are now eligible to be refinanced under qualified conditions
- Other assets can be used as collateral to get to 90% LTV
- Up to 20% of the appraised value can be used for cash out for other business expenses

BORROWER ADVANTAGES

- Improve cash flow
- Lower monthly mortgage payment
- Cash out for eligible expenses
- 20 or 25 year fixed, low interest rate
- Loan payment predictability

Refinance Loan Highlights

- Multiple loans can be consolidated and/or refinanced
- Maximum 90% LTV with no cash-out
- Maximum 85% LTV with cash-out for eligible operating expenses (i.e. wages, inventory, and utilities)
- Bank will be at a favorable 1st position LTV
- Below-market interest rate

April 2024 Interest Rate

25-Year **6.72%**

Well Below
Market

20-Year **6.79%**

10-Year **6.62%**

Contact the SomerCor team at **312.360.3300**



Margaret Griffin
mgriffin@somercor.com



Eric Bacon
ebacon@somercor.com



Darin Gehrke
dgehrke@somercor.com



Elisabeth Williams
ewilliams@somercor.com

Rates include monthly servicing fees to CDC, SBA, and central servicing agent; based on expected SBA FY24 fees.

504Refi@somercor.com | **312.360.3300** | www.somercor.com

SomerCor serves Illinois, Kenosha and Rock counties in Wisconsin, and Jasper, Lake, Newton, and Porter counties in Indiana.