

## Financing Solutions | SBA 504 Loan

Business Loan Advantage provides loans to the small business to help acquire, upgrade, or refinance. The SBA 504 Loan is just one typical SBA loan available.

If you are interested in more information, let us help you. Visit our website at [www.bladvantage.com](http://www.bladvantage.com) or contact us by phone at 843.795.5202.

# SBA 504 Loan

- **Purpose:** Acquisition of commercial real estate
- **Loan Amount:** Up to \$2,500,000 - First Mortgage Loan is approximately 50% of total project cost; 2nd Mortgage/SBA Debenture is 30-40% of total project cost; and owner's equity injection is 10-20% of total project cost
- **Collateral:** 1st and 2nd Mortgage/Deeds of Trust; additional collateral may be required

**Interest Rate:**

First Mortgage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Floating rate over 30-day LIBOR adjusted monthly
SBA Second Mortgage Debenture	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Fixed rate determined by SBA
Interim Period Loan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Floating rate only

**Term:**

First Mortgage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Up to 25 years, fully amortizing
SBA Second Mortgage Debenture	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Up to 20 years, fully amortizing

**Prepayment Penalty:** Declining Scale

**Origination Fee:** Minimum 1.5% on the First Mortgage Loan

**Interim Fee:** Minimum 1% on the interim Second Mortgage Loan

**Recourse:** Full guarantee of all principals

**Financial Data Required:**

**Business:** Three years of historical tax returns and financial statements (if required)  
One year of projections for existing business or two years for start-ups

**Personal:** Three years of tax returns and financial statements of owners with 20% or more ownership

**Third Party Reports:** Appraisal and environmental study

*"Over 30 Years Experience in the Financing Industry"*