

## SBA 504 Loans

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|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Description</b>         | Financing for the acquisition or refinance of owner-occupied commercial properties.                                                                                            |
| <b>Eligible Properties</b> | Office and Retail Buildings<br>Senior Housing (ALF and Memory Care)<br>Healthcare Properties<br>Education (daycare centers, etc.)<br>Light and Heavy Industrial<br>Special-Use |
| <b>Eligible Areas</b>      | Southeast United States. Preference given to properties located with CRA or CDFI eligible areas                                                                                |
| <b>Use of Proceeds</b>     | Acquisition of existing buildings<br>Rate and term refinance<br>Cash-out refinance                                                                                             |
| <b>Loan Amount</b>         | \$1,000,000 – \$8,000,000                                                                                                                                                      |
| <b>Loan to Cost/Value</b>  | Up to 90% of fair market value or cost                                                                                                                                         |
| <b>Collateral</b>          | 1 <sup>st</sup> Mortgage                                                                                                                                                       |
| <b>Recourse</b>            | Full recourse to all owners of 20% or greater interest in borrower                                                                                                             |
| <b>Interest Rate</b>       | Floating WSJ Prime + 2.5-4.0%<br>Fixed rates as low as 7.5%                                                                                                                    |
| <b>Loan Term</b>           | 10-year term; Up to 30-year amortization                                                                                                                                       |
| <b>Prepayment</b>          | Typically 5% for 5 years                                                                                                                                                       |
| <b>Fees</b>                | 1.5% origination fee; includes .50% SBA TPL fee                                                                                                                                |