

# SBA Loan Solutions For Small Business

	SBA 7(a) Real Estate	SBA 504 Loan Program	SBA 7(a) Pari Passu	SBA 7(a) Business Loans
Use of Funds:	Owner-user commercial real estate purchase, refinance or construction	To purchase or construct owner-user commercial real estate	Owner-user commercial real estate purchase, refinance or construction	Business acquisition, startup, equipment, debt refinance, working capital, inventory, tenant improvement, partner buyout
Industries:	Most industries qualify, no non-profits	Most industries qualify, no non-profits	Most industries qualify, no non-profits	Most industries qualify, no non-profits
Loan Types:	Term loans	Term loans	Term loans	Term loans
Loan Amount:	Up to \$5 million*	Up to \$11.25 million for most industries, higher for qualified manufacturing firms*	Up to \$7 million* • Loan #1 – Up to \$5 million SBA guaranteed • Loan #2 – Up to \$2 million U.S. Bank direct	Up to \$5 million*
Interest Rate:	Rates based on LIBOR and WSJ Prime	Rates based on LIBOR and WSJ Prime	Rates based on LIBOR and WSJ Prime	Rates based on LIBOR and WSJ Prime
Term:	Up to 25 years	Real Estate: • Lender Loan – Typically 25 years • CDC Loan – Typically 20 years Equipment: 10 years	Up to 25 years	10 years – Business acquisition, equipment, tenant improvement 7 years – Working capital, inventory Up to 10 years – Debt refinance
Amortization:	Fully amortized, no balloon payments	• Typically 25 years on 1 <sup>st</sup> position • 20 years on the long-term (CDC) portion	Fully amortized, no balloon payments	Fully amortized, no balloon payments
Prepayment Penalty:	5% - 1 <sup>st</sup> year 3% - 2 <sup>nd</sup> year 1% - 3 <sup>rd</sup> year	Prepayment applies	1 <sup>st</sup> Loan: 5% - 1 <sup>st</sup> year, 3% - 2 <sup>nd</sup> year, 1% - 3 <sup>rd</sup> year 2 <sup>nd</sup> Loan: Prepayment applies	None
Collateral:	• Subject property • Additional collateral may be required	• U.S. Bank Loan – 1 <sup>st</sup> mortgage on property being financed • CDC Loan – 2 <sup>nd</sup> mortgage on business real estate	• Subject property • Additional collateral may be required	Available collateral
LTV/Advance Rates:	LTV: Up to 90%	LTV: Up to 90%	LTV: Up to 90%	Advance Rate: 75% - Startup 85% - Business acquisition 90% - Equipment 100% - Debt refinance, inventory, working capital, partner buyout