



Alliance Capital Corporation

"Your One Source for SBA Lending"

February 2017 SBA 504 Rates

4.60%*

20- Year Fully Amortized / Full
Term 504 Effective Rate

4.65%*

10-Year Fully Amortized / Full Term
504 Effective Rate

**Fully fixed and amortized over 10 or 20 years. Based on pricing published February 9, 2017. Full-term effective rate is inclusive of fees to the CDC, SBA and central servicing agent. Rate is reflective of the SBA/CDC portion of the project. Rate is also reflective of the lowest CDC Servicing Fees available.*

504 Program Highlights

- Up to 90% commercial financing (50% Lender First Mortgage, Up to 40% SBA Funding)
- Below market, fixed interest rates. (SBA Portion)
- Long amortization terms (up to 20 years)
- Loans are assumable by qualified, acquiring businesses
- Large Project Sizes! SBA portion up to \$5.5 MM
- First Mortgage Rate Set by Participating Lender
- \$5.5 MM for manufactures and loans that qualify under energy efficiency criteria – all others up to \$5.0 MM (SBA)

Eligible Use of 504 Loan Proceeds

- Buy land and construct new building
- Buy land and existing building
- Remodel, convert, expand or renovate existing building
- Green initiative projects
- Purchase of long-life machinery and equipment
- Associated fees and soft costs

504 Refinance Eligibility

- Loan has been in existence for at least two years
- 90% Loan to Value for Rates Term Refinance for General Purpose Properties
- 85% Loan to Value for Special Purpose Properties
- 75% Loan to Value for transactions including cash out refinancing
- Jobs Creation or Retainage requirements must be met or other public policy goals in order to qualify debt under program