



Up To 90% Financing for Owner Operated SBA 504

Buy or Improve Commercial and Industrial buildings with Minimal Investment Finance the Purchase of Owner Occupied Commercial and Industrial Properties Lower Down

Payment Requirements – Up to 90% financing safeguards cash reserves for working capital

Longer Repayment Terms – 20 Year fully amortized – Improves cash flow as monthly payments are more affordable

Fixed Rate Financing – Below market interest rate is fixed for the term of the loan

No Extra Collateral Taken – 1st and 2nd loans are secured by the subject property only; *no need for borrower's personal residence or other collateral*

Projected Income Consideration – Look beyond historical cash flow and consider projected income of borrower's growing business

Program Features

Amortization: 20 years fully amortized

Interest Rate is fixed for the 20 year amortization period once the bond is sold

Interest Rate is closely aligned to the 10 year U.S. Treasury

Up to 90% LTV Loan amounts vary with project type and credit quality

Loan sizes from \$100,000 to...

\$1,500,000 for regular 504 program

\$2,000,000 for loans that meet a public policy goal

\$4,000,000 for small manufacturers

Program Requirements

51% Owner Occupancy required for building

Business must be for profit

Business must be organized as a sole proprietorship, corporation, partnership, or LLC

Business net worth < \$8.5M and net profit < \$3.0M

Personal guaranty from principal owners with > 20% ownership

Property Types

Most commercial property types considered.(No Land)

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