

SBA 504 – “The Money that Makes America Work”

90% FINANCING OF TOTAL PROJECT COSTS

- Preserves working capital
- Other loan programs require 20-25% down
- Can finance hard and soft costs... saving you money out of pocket

LONG-TERM FIXED INTEREST RATE THAT IS BELOW MARKET

- 20 year fully amortizing loan at a 20 year fixed interest rate
- Low, fixed monthly payment so that you can manage cash flow

ENHANCE PERSONAL WEALTH

- Your business gets a place to call home
- You build net worth in the commercial property... a nest egg for retirement

ELIGIBLE PROJECT COSTS

HARD COSTS

- Commercial land and existing building
- Renovations or additions to existing buildings
- Land and construction of a building
- Commercial office/warehouse condominiums
- Machinery and equipment – Furniture and fixtures

SOFT COSTS

- Appraisal and environmental reports
- Survey
- Architectural and engineering costs
- Title insurance
- Recording taxes and fees
- Points and closing costs
- Construction period interest
- Construction contingencies

FAST LOAN PROCESSING TIME

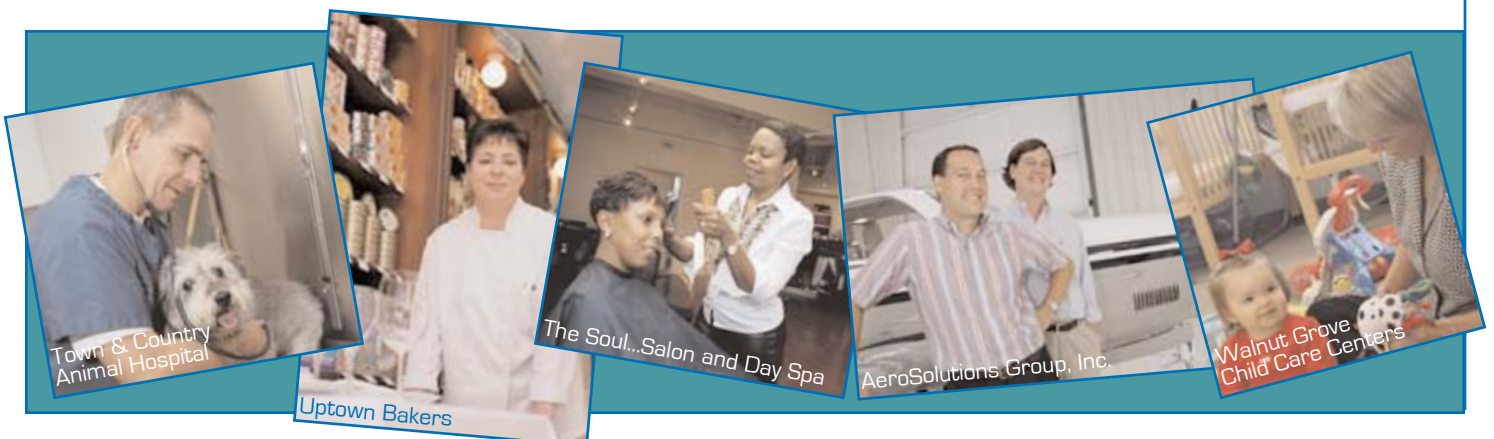
- 15 business days from receipt of completed loan application package
- We can **PRE-QUALIFY** you if you have not found property
- We work with every bank in town

**CURRENT 504
INTEREST RATE**

6.396%
NOVEMBER 2007

20 YEAR FIXED

FURTHER INFORMATION AND AN APPLICATION IS AVAILABLE AT WWW.BUSINESSFINANCEGROUP.ORG



SAMPLE PROJECT

HOW IT WORKS:

Business Finance Group works in partnership with a bank to cover up to 90% of project costs. The bank provides 50% of the financing, the 504 Loan provides up to 40%, while you contribute as little as 10%. And with a 504 Loan, the bank provides certain terms that are more beneficial to your business than you might obtain conventionally.

PROJECT COSTS

Building Purchase	\$500,000
Renovation	425,000
Furniture/Equipment	50,000
Appraisal/Environmental Reports	6,500
Closing Costs	18,500
Total	\$1,000,000

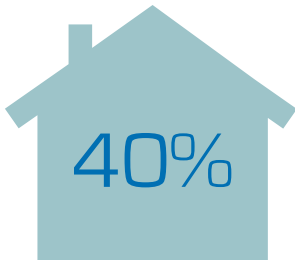
TYPICAL 504 STRUCTURE \$1,000,000 TOTAL PROJECT COST



\$500,000

Bank

1st Lien
10 Year Maturity
Negotiable Rate



\$400,000

504 Loan

2nd Lien
20 Year Fully Amortized
Fixed Rate



\$100,000

Borrower



A conventional loan would require **\$220,000** (20% of hard cost + 100% of soft costs).