

Real Estate Acquisition or Refinance 100%
Financing Program

Loan Amounts: \$250,000 to \$2,750,000 (*other programs are available for large loans*)

Equity Injection: None required.

Time in Business Requires business in operation for at least 15 months under same ownership. On-site management by >20% owner.

Collateral: First position lien on subject real estate. Lien on business assets.
Lien on personal real estate may be required by SBA.

Repayment Ability: Based on historic cash flow of the business.

Minimum debt service coverage = 1.1 Ox for the most recent 15 months.

Expansion loans available for businesses with increasing trends, projected

DSC at least 1.1 Ox, and historical DSC >0.50x for Medical Professionals and
DSC > 0.75x for all others.

Loan Terms: Term up to 25 years.
Fully amortized (no balloon). Three year 5-3-1 prepayment penalty.

Interest Rates: Dependant upon strength of business, but ranges from NY Prime + 1.25 to
2.25% floating. Fixed rates are available.

Fees: Standard SBA fee and all closing costs are added to the loan.

Personal Guaranty: SBA requires from all 20% or more owners.

Life Insurance: May be required of key owner/operator.

Construction and Conventional Loans are available for projects up to \$10,000,000

Please call us at: **1-800-714-5175** for more information.