



ECONOMIC AID ACT

SBA Fee Elimination

SBA 504 Refinance Loans

877-BEST 504
www.GrowthCorp.com

AUGUST 2021 - SBA 504 - FIXED EFFECTIVE RATES

25-YEAR	20-YEAR	10-YEAR	REFI
2.86%	2.74%	2.59%	+0.0348%

Put simply, there's nothing else on the market quite like the 504 Loan Program. It offers borrowers the ability to lock in low, fixed rates for up to 25-years and minimizes down payment requirements. Add to that the significant fee saving and 3 months of payment subsidies made possible by the Economic Aid Act, and this truly becomes a once-in-a-lifetime opportunity to refinance.

Temporary Fee Elimination

The legislation eliminates the:

- 1.5% CDC Processing Fee
- 0.5% Third Party Lender Participation Fee

in debenture pricing for all 504 refinance (without expansion) loans approved by September 30, 2021, subject to availability of funds.

3 Months of Payment Subsidies

New 504 refinance loans approved by September 30, 2021, will receive three months of payment assistance, capped at \$9,000 per borrower per month, subject to the availability of funds.

SMALL BUSINESS GROWTH CORPORATION					
CDC 504 LOAN PROGRAM					
Date:	8/27/2021				
Name:					
USE OF PROCEEDS					
PROPERTY EQUITY (EST VALUE)			2,000,000		
DEBT REFINANCE			3,000,000		
RENOVATIONS					
FIXTURES					
EQUIPMENT					
SOFT COSTS					
CONTINGENCY			0		
INTEREST RESERVE			0		
TOTAL PROJECT COST			\$5,000,000		
SOURCE OF FUNDS					
Bank	30.0%	1st Mortg.	\$1,500,000		
CDC/SBA	30.0%	2nd Mortg.	\$1,500,000	3,000,000	
Equity	40.0%		2,000,000	Note 1	
Other	0.0%	3rd Mortg.	0		
		TOTAL	\$5,000,000		
CDC FEES			COVID ACT FEE WAIVERS		
Net Proceeds			\$1,500,000.00		
CDC Fee (1.5%)			0.00	\$22,500	
Reserve Fee (0.5%)			7,500.00		
Closing Cost			2,500.00		
Funding Fee (.25%)			3,750.00		
Sub-total			1,513,750.00		
Underwriting Fee (.4%)			6,080.00		
Total			\$1,519,830.00		
GROSS DEBENTURE (rounded up)			\$1,520,000.00		
Cash Returned to the Borrower			170.00		
Participating Lender Fee (0.5%)			\$0.00	\$7,500	
PAYMENT RELIEF (3 months payments, max \$9,000/month)				\$21,176	
TOTAL SAVINGS				\$51,176	
DEBT SERVICE (SAMPLE)					
		Term	Interest	Amortization	Monthly
	Amount	(Years)	Rate	(Years)	Payment
BANK*	\$1,500,000	10.00	3.75	25.00	7,712
CDC/SBA	1,520,000	25.00	2.81	25.00	7,059
EQUITY	2,000,000				
TOTAL	\$5,020,000				
		Total New Debt Service/Month:			\$14,771
		Total New Debt Service/Year:			\$177,248
CDC/SBA	1,520,000	25.00	2.69	25.00	6,965