

## Commercial Real Estate Financing Programs

### SBA 504 LOAN PROGRAM

#### PROGRAM ADVANTAGES:

- 20 Year fixed rate and term
- Low down payment (Typically 10%\*)
- Below market interest rates
- Owner occupied commercial real estate
- Projects up to \$12,500,000
- Often includes most improvement and equipment installation costs
- Equipment financing also available

### BOOST LOAN PROGRAM

#### PROGRAM ADVANTAGES:

- Below market rate Interest Rate
- Low 3 or 5 year balloon rates available
- Low down payment (Typically 10%\*)
- Below market interest rates
- Owner occupied commercial real estate
- Projects up to \$2,500,000
- Often includes most improvement and equipment installation costs
- Lower Fees
- Faster Turnaround
- Equipment financing also available

### BOTH PROGRAMS

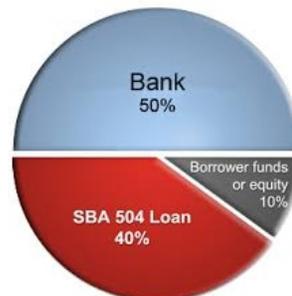
- Must occupy 51% for existing building and improvements
- Must occupy 60% for ground up construction
- Personal Guarantees required for those that own 20% or greater

### SAMPLE PROJECT

#### Example of the Typical Financing Structure of a \$1,000,000 Real Estate Project

<u>PURPOSE</u>	<u>COST</u>
Acquisition of Building	\$800,000
Renovations	\$180,000
Soft Costs (i.e. appraisal, architects fees, closing costs)	\$20,000
<b>Total:</b>	<b>\$1,000,000</b>

<u>FINANCING</u>	<u>AMOUNT</u>
Bank (Other Lender)	\$500,000 50% 1st Lien
SLEDP/SBA	\$400,000 40% 2nd Lien
Borrower down payment	\$100,000 10%*
<b>Total:</b>	<b>\$1,000,000 100%</b>



#### PLEASE CONTACT STEVE GRELE FOR ADDITIONAL INFORMATION

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