



**Real Estate Acquisition or Refinance
100% Financing Program**
Subject to Underwriting Approval
General purpose, owner occupied, no ground leases

- Loan Amounts:** \$250,000 to \$2,750,000 (*other programs are available for large loans*)
- Equity Injection:** None required. We will collect a deposit towards certain closing costs which can be refunded at closing.
- Time in Business** Requires business in operation for at least 2 years under same ownership. On-site management by >20% owner.
- Collateral:** First position lien on subject real estate. Lien on business assets.
This program is not for special purpose properties.
Lien on personal real estate may be required by SBA.
- Repayment Ability:** Based on historic cash flow of the business.
Minimum debt service coverage = 1.15x for the last full year and interim period.
- 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 + 1.5% 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

We service all 50 states.

We provide financing for most business needs.

Prequalification within 3 days.

Closing within 60 to 75 days of receipt of complete loan application.