

SBA 504 Loan Program

Low rate, long-term financing for Hawaii's growing Small Business Owners

The SBA 504 program is designed for small businesses to purchase or refinance an existing commercial building or office, or acquire a commercial property at market interest rates without having to provide a large down payment. Businesses can save cash to invest into managing their operations.

With SBA 504 Financing, small businesses can:

- ◆ Preserve liquidity with a low down payment
- ◆ Increase cash flow with low fixed-rate interest rates

Eligibility Requirements	<ul style="list-style-type: none">◆ Must be owner-operated for-profit entity located in the State of Hawaii◆ Meets SBA size-standards: a) Tangible net worth of business \$15 million or less; b) Average after-tax profit of \$5 million or less for the last two operating years◆ ≥ 51% owner-occupancy for existing structure/building
Interest Rate	<ul style="list-style-type: none">◆ SBA 504 long-term fixed rate options◆ Payments fully amortized through term of loan
Available Terms	<ul style="list-style-type: none">◆ Up to 20 years
Typical Loan Structure	Financing project typically involves a first mortgage from Finance Factors (50%), a second mortgage (40%) from a non-profit community-based company licensed by the Small Business Association (SBA). Borrower's down payment would then be 10%.

Benefits to Borrower

- ◆ **Save money!** Down payment- as low as 10%
- ◆ **Choose your term!** Longer repayment terms- up to 20 years
- ◆ **Competitive Rates!** Fixed rate financing below market pricing
- ◆ **Peace of Mind!** Predictable monthly payments
- ◆ **Dependability!** Commercial loan experts will walk you through each step of the process



FINANCE FACTORS

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