



BUSINESS LENDING PARTNERS

A Division of RCEDC, a Wisconsin Corporation

Finance your business growth with a long-term, fixed rate and a low down payment

Fees

- No application fees
- Approximately 2.2% administrative fees financed with the SBA loan
- Approximately \$2,500 in legal fees for the loan closing are financed with the SBA loan
- Out of pocket closing costs are the responsibility of the borrower
- Participating bank is charged a 0.5% fee

Primary Contacts for Loan Inquiries:

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Business Lending Partners is a private non-profit, Certified Development Company (CDC). We specialize in processing and servicing Small Business Administration (SBA) 504 loans and other related loan programs. We are the only CDC headquartered in Southeast Wisconsin, and have been in business since 1983.

Working together with the SBA and our lending partners, we are able to provide growing businesses throughout the state of Wisconsin with affordable, long-term, fixed rate financing.

Our experienced staff will work closely with you and the lender of your choice to ensure your loan package meets the SBA 504 loan program guidelines and credit criteria.

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Your Wisconsin SBA 504 Lender



The SBA 504 loan program partners with the financial institution of your choice to create an attractive financing package to benefit your business.

Key Benefits of 504

- *Low interest rates* – competitive or below market rates
- *Fixed rate* – your interest rate will never go up for the life of the loan
- *Long-term financing* – 10 and 20 year loans
- *Low down payment* – borrow up to 90% financing, and save your cash for other needs
- We can partner with other state and local funding programs

Eligible Use of Funds

- Land acquisition
- Site improvements
- Existing building purchase, expansion or renovation
- Building construction
- Equipment acquisition and installation
- Associated costs such as title searches, appraisals, environmental reports, furniture and fixtures, etc.
- Limited real estate and equipment refinancing as part of an expansion project or expenditures within 9 months
- Equipment and real estate refinancing not part of an expansion project is eligible through September 27, 2012

Key Qualifications

- For-profit entity
- Business net worth below \$15MM and average net profit after taxes below \$5MM for the last two (2) years
- Business owner is a U.S. citizen or resident alien with green card
- The business must intend to occupy at least 51% if purchasing a building or initially 60% if constructing a building
- Job creation/retention required but flexible

SBA 504 Loan Structure



- A bank of your choice typically provides 50% of the financing
- The SBA loan provides up to 40% financing with a maximum dollar amount of:
 - \$5 million
 - \$5.5 million for most manufacturing companies or projects that meet SBA's energy goals
- The business owner typically provides 10% equity towards the total project cost. An additional 5% equity is required for each of the following situations:
 - If it is a new business (less than two years)
 - If SBA is financing a single purpose building

