



SMALL BUSINESS ADMINISTRATION (SBA) 504 LOANS

Financing options to help your business.

The SBA 504 loan program is a government-backed term loan for the purchase, refinance or construction of commercial real estate that allows business owners the opportunity to take advantage of favorable terms while removing some of the barriers to traditional financing options. As an added benefit, Heritage Bank is an SBA Preferred Lender allowing for timelier financing for businesses.

Heritage 504 Program Highlights

- 25-year maturity/
25-year amortization
- 10 and 25-year fixed rates available
- Minimum loan fee: 0.50%
- Loan amounts up to \$6,250,000

SBA 504 Program Highlights

- 25-year fixed rate debenture
- Low down payment

Financing Comparison

Commercial real estate purchase \$1,000,000

Project costs totaling \$1,014,600

Financing comparison presented is for illustration purposes only and is not representative of the current Heritage Bank interest rate.

	SBA 504	Conventional Financing
Down payment	\$101,460	\$250,000
Fees and closing cost paid in cash	--	\$17,027
Fees and closing cost financed	\$28,412	--
Total cash equity required	\$101,460	\$267,027
Heritage Bank loan	\$507,300	\$750,000
SBA net debenture	\$405,840	--
Estimated monthly payment	\$5,140	\$4,610

For more information, please contact your relationship manager.



Heritage
BANK

* Subject to credit approval and program guidelines. Certain restrictions apply to qualify for 10 and 25 year fixed rates as well as 25 year maturity. SBA loans are subject to SBA eligibility guidelines. Certain restrictions apply to refinancing options and are subject to program terms. Refinances of existing SBA loans are excluded. Interest rate on the 10-year fixed rate option is a fixed rate for 10 years and then resets for successive 5 year periods at the 5-year FHLB + 2.25% after the initial fixed rate period. Prepayment Penalty on 10-year fixed rate and 25-year fixed rate option of 5,4,3,2,1. Financing maximums and terms are determined by borrower qualifications and use of funds. Heritage Bank and its representatives do not provide tax advice. Consult an advisor regarding a particular financial situation. Credit products are offered by Heritage Bank. This flyer is intended to provide a summary, final executed loan documents should be relied on for complete and final terms.