AVANA's SBA 504 Loan Program Overview

Fixed-Rate, High LTV (up to 90%), Long-Term CRE loans for Owner Occupied properties to support small businesses

Partner with SBA 504 experts who've closed over $5B in deals. We guide entrepreneurs and brokers through every step—eligibility, structuring, underwriting, and closing—so you move from application to funding with confidence.

Loan Terms	AVANA Companies	SBA Debenture
	Up to $20 million total project size	
Loan Size	Up to $13 million Up to 65% LTV	Up to $5.5 million Up to 90% LTV
Interest Rates	5-year CMT + 2.50% to 4.00%, fixed for 5 years Rate resets at end of year 5	25-year fixed rate, set monthly by SBA (typically 10 year Treasury + 2.75%) ^
Loan Term	10 years	25 years
Amortization	Amortized over 25 years	
Payment Structure	Monthly principal and interest	
Loan Fees	1.0% to 2.0%	2.65% *
Prepayment	Hotels: 5% to 1% declining penalty. Others: No penalty	Declining prepayment penalty

Note: ^ Refer to avanacompanies.com/sba-504-loans/ for latest rates; ** Subject to lender conditions;
* Includes SBA guarantee, CDC processing, funding & underwriting fees, financed into the SBA debenture

Credit Guidelines

Max Loan-to-Value (LTV)	• Up to 90% for Generic property types • Up to 85% for Special use property types
Minimum Debt Service Coverage Ratio (DSCR)	• 1.20x for most property types • 1.25x for franchised restaurants and hotels
Minimum FICO Score	• 680
Personal Guarantees	• Full personal guarantees for all >20% owners

Target Asset Classes

- **Industrial**
- **Retail**
- **Self-Storage**
- **Medical Office**
- **Manufacturing facilities**
- **Franchised Restaurant**
- **Franchised Hotels**

Use of Proceeds

Eligible loan purposes include:

- **Property Acquisition**
- **Refinance Company Debt**

SBA 504 Solutions Backed by Deep Lending Expertise

AVANA COMPANIES

AVANA CAPITAL
PRESERVING WEALTH. CREATING GROWTH.

AVANA CUSO

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AVANA COMPANIES

Pre-screen Checklist to Issue an LOI

To streamline the issuance of a Letter of Intent (LOI), please provide the following:

1. Property Information:

- Collateral property address
- Property description

2. Loan Request Summary and Requested Loan Terms (offering memorandum, broker's summary, etc.):

- Requested Loan Amount
- Clearly describe the reason for the loan (e.g. expansion, refinance, acquisition)
- Please go beyond general terms such as "to buy a building"

3. Ownership and Guarantor Information:

- List all individuals with 20% or more ownership in the borrowing entity and all proposed loan guarantors, including their percentage ownership.

4. Business/Property Financial Information:

- 3 years of Tax Returns or historical financial statements (P&L and Balance Sheet)
- T-12 financial statements dated within 90 days (P&L and Balance Sheet)
- Debt schedule
- Current rent roll (if applicable)
- STR reports (for hotels)

5. Personal Information (for each guarantor):

- Current and complete PFS including Schedule of Real Estate
- Debt schedule
- Resume/Bio
- 3 years of Personal Tax Returns

6. Refinance information (if applicable):

- Motivation for refinance
- Loan balance and loan status with current lender
- Prepayment penalty info
- Cost basis of property (cost + improvements)
- Property purchase date
- If there is cash out, what will it be used for?

7. If Property Improvements are involved:

- Description and budget for any planned improvements

Collateral Requirements

- 1st Mortgage (Lender)
- 2nd Mortgage via SBA debenture
- Assignment of Rents
- Hazard Insurance

Partner with AVANA to secure long-term, fixed-rate, high LTV (up to 90%) SBA 504 financing backed by our access to capital.

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