



## Using SBA 504 as a Refinance Option

Are your owner occupied real estate borrowers interested in locking in a lower, fixed rate of interest? Can they benefit from a longer term? Are you interested in curbing your bank's exposure?

**Using SBA 504 as a refinance option may be a GREAT solution for all!**

What to look for:

- Loan(s) to be refinanced must be at least 24 months old and in good standing for the last 12 months
- Business must be operating for 2 or more years
- Subject to appraisal with maximum refinance LTV - 90% of the value of collateral pledged for existing mortgage
- Can refinance one or more commercial loans that are secured by the same *eligible* fixed asset
- Your bank remains in 1<sup>st</sup> mortgage position while CDC/SBA takes a 2<sup>nd</sup> position behind the bank
- Borrowers must meet all eligibility requirements for a standard 504 loan

With SBA 504 rates at **historically low levels**, now may be the perfect time to discuss refinancing options using **SBA 504!**

**To find out more, give us a call today!**  
**(337) 234-2977**



**Karen Angelle**,  
Executive Director  
[kanelle@louisianacapital.com](mailto:kanelle@louisianacapital.com)

**Brennan "Curtis" Landry**, Loan Officer  
[blandry@louisianacapital.com](mailto:blandry@louisianacapital.com)

**David Cortez**, Statewide Business Development  
Officer [dcortez@louisianacapital.com](mailto:dcortez@louisianacapital.com)