

## SBA 7(a) REAL ESTATE FINANCING



LOAN AMOUNT	<i>\$250,000 – \$5M Maximum</i>
LOAN TERM	<i>Up to 10 years for business &amp; equipment acquisitions, up to 25 years (if real estate included)</i>
AMORTIZATION	<i>Up to 25 years</i>
DSCR	<i>1.20</i>
MAXIMUM LTV/CLTV	<i>65% / 90%</i>
MIN FICO	<i>650 – No previous bankruptcy</i>
FIXED RATE	<i>Available</i>
ADJUSTABLE RATE	<i>Available</i>
ELIGIBLE PROPERTY	<i>Owner-occupied</i>
ELIGIBLE BORROWER	<i>Single asset entity</i>
OCCUPANCY REQUIREMENT	<i>Minimum 51% occupancy</i>
TAX AND INSURANCE ESCROWS	<i>No</i>
REPLACEMENT RESERVES	<i>No</i>
RECOURSE	<i>Full Recourse</i>
PREPAYMENT	<i>Declining 5% for years 1 – 5</i>
SUPPLEMENTAL LOANS	<i>Eligible for secondary financing</i>
REQUIRED REPORTS	<i>Expense Deposit will be utilized to obtain an appraisal, property condition assessment and an environmental site assessment</i>

### **Sphynx Financial**

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*“Moving your business Forward”*

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