somercor
Catalysts for the entrepreneurial dream

ACCREDITED SBA 504 LOAN LENDER PROGRAM

The ***SBA 504 loan program*** is designed to assist America's small businesses for the acquisition of commercial real estate and heavy machinery/equipment. Today, the SBA 504 loan program can also be used to refinance certain qualifying fixed-asset debt, providing an additional opportunity for small businesses to take advantage of the long-term, fixed-rate financing of the program. It is truly one of the best financing options for small business owners today.

THE BENEFITS OF THE SBA 504 PROGRAM

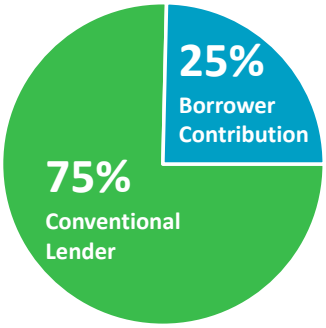
FINANCING STRUCTURE

- 10% equity down, up to 90% financing
- For commercial real estate, equipment, renovations/ construction
- Long term (10, 20, or 25 year fixed rates)
- Most projects are between $300,000 to $5 million

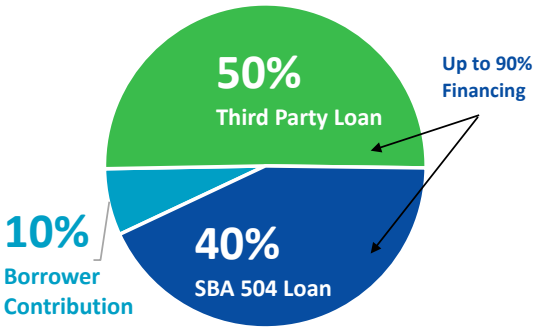
ELIGIBLE PROJECTS

- Owner-occupied real estate (25, 20 year fixed rate)
- Machinery & equipment (10 year term/fixed rate)
- Soft costs

Conventional Financing



The 504 Advantage



SBA 504 Fixed Interest Rate for November 2026: 25-Year 6.57% 20-Year 6.58% 10-Year 6.58%

Rates include monthly servicing fees to the CDC, SBA, and central servicing agent; based on SBA FY27 fees. Rates for manufacturing businesses (primary NAICS Code in sectors 31, 32, and 33), food supply chain businesses (primary NAICS Codes 1111-1113, 1121-1125, 1129, 1141, 1151, 1152, 423820, 4244, 4245, 424910, 445110, 484220, 484230*, 493120, 493130), and businesses located in rural areas are approximately 25 basis points lower than other projects due to the waiver of both the upfront guaranty and annual service fees in FY27. *Limited to refrigerated and frozen trucking, farm products, grain products, and livestock.*

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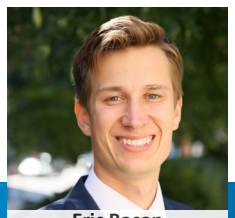
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SomerCor serves Illinois, Kenosha and Rock counties in Wisconsin, and Jasper, Lake, Newton, and Porter counties in Indiana.