somercor
Catalysts for the entrepreneurial dream

ACCREDITED SBA 504 LOAN LENDER PROGRAM

The **SBA 504 Refi loan program** is a strategic debt restructuring solution that helps banks and small business borrowers, especially during an economic downturn. SomerCor, an SBA Certified Development Company, works with you to access the 504 Refi. *It is a win-win for banks and borrowers.*

## THE BENEFITS OF THE SBA 504 REFI PROGRAM

### Bank Advantages

- Lower lending risk
- Expand credit box
- Diversify and strengthen loan portfolio
- Increase liquidity
- Retain and grow business clients

### Borrower Advantages

- Improve cash flow
- Lower monthly mortgage payment
- Cash out for eligible expenses
- 20 or 25 year fixed, below-market interest rate
- Loan payment predictability

### Eligibility Guidelines

- Property must be minimum 51% owner-occupied and meet all other SBA 504 eligibility guidelines
- Business must be in operation for at least 2 years
- Existing loan must be at least 6 months old
- At least 75% of existing loan must have been for SBA 504-eligible purposes

### Refinance Loan Highlights

- Multiple loans can be consolidated and/or refinanced
- Maximum 90% LTV
- Bank will be at a favorable 1st position LTV
- Government guaranteed loans are eligible to be refinanced under qualified conditions
- Other assets can be used as collateral to get to 90% LTV
- Cash out for eligible business expenses available (i.e. wages, inventory, and utilities)

# November 2026 SBA 504 REFI Interest Rates

# 25-Year 6.58% 20-Year 6.58% 10-Year 6.58%

*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.*

Elisabeth Williams
ewilliams@somercor.com

Eric Bacon
ebacon@somercor.com

Darin Gehrke
dgehrke@somercor.com

Michael Piazza
mpiazza@somercor.com


**Contact SomerCor today 504Refi@somercor.com | 312.360.3300 | somercor.com**

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