



Teamwork that works.

SBA LENDING WITH **EVOLVE**



I am excited to partner with Evolve and bring their SBA Lending Program to you. Together, we want to help you serve your clients who could benefit from an SBA loan.

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The U.S. Small Business Association or SBA does not endorse loan products or specific lending institutions. Evolve Bank & Trust Loan Production and Representative Offices are not full service branch locations of Evolve Bank & Trust. These offices do not engage in general banking transactions, such as deposits or payments. Equal Housing Lender. Member FDIC. All loans subject to credit approval. Corporate NMLS# 509256

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Evolve Bank & Trust

We believe that nothing is ever out of reach.

95 YEARS OF EXPERIENCE,
EXCELLENT SERVICE &
FLEXIBILITY

SBA Lending Programs

Evolve is a Nationwide SBA Preferred Direct Lender. We want to help with your client's small business financing needs. Evolve may be the alternative resource you've been looking for.

SBA 7(a) Loans

COMMERCIAL REAL ESTATE & EQUIPMENT

- Up to 90% LTV
- 25-year Terms fully amortized on CRE
- 10-year Terms on equipment & leaseholds; 25 years if RE >50% on blended use
- Working capital 7-10 year terms
- Competitive rates
- SBA guarantee fee (*on guaranteed portion*)
- No loan origination fees
- Borrower equity as little as 10%
- Purchase & refinance
- Loan size \$350,000 to \$5,000,000

ELIGIBLE USE OF PROCEEDS

- CRE purchase & refinance
- Equipment purchase & refinance
- Business start-up/acquisition
- Franchise financing
- Real estate construction
- Leasehold improvements
- Debt consolidation
- Working capital

PROPERTY TYPES

- | | |
|-----------------------------|--------------------|
| Assisted living facilities | Medical/veterinary |
| Auto repair/maintenance | Offices |
| Corporate office | Restaurants |
| Day care | Retail |
| Fitness | Self-storage |
| Gas stations | Specialty property |
| Industrial/light industrial | Warehouse |

*Deposit relationship
is not required*

*Special purpose
properties, DSC
minimum of 1 year plus
interim, and challenging
credit considered on
case by case basis.*



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SBA 7(a) Loans vs. Conventional Financing

REAL ESTATE LOANS	SBA 7(a) LOAN	CONVENTIONAL LOAN
Loan Size	\$350,000 to \$5,000,000	\$350,000 to \$5,000,000
LTV	Up to 90% of total project cost	65% to 80% of the real estate value
Term	25 years, no balloon	Standard is 3 to 5 years with balloon
Amortization	Up to 25 years	15-20 years
Interest Rate	Varies, maximum interest rate is W.S.J. Prime + 2.75% (currently 6.0%)	Varies
Prepayment Penalty	Flexible - 3 year declining (5%, 3%, 1%)	Rigid - typically 3 to 5 years
Covenants	None	Can be restrictive
Loan Size	Minimum 1 year of DSC + interim	3 years of DSC
Underwriting	SBA Guarantee Fee financeable, no origination fee	Typically a 1% origination fee
Credit Scores	650 or better, but will consider lower on case by case basis	Usually no less than 720



SBA 7(a) Loans

Owner Occupied Transactions
from **\$350,000** to **\$5,000,000**

	PURCHASE	REFINANCE	BUSINESS ACQUISITION	START UP BUSINESS
Use of Proceeds	<ul style="list-style-type: none"> • Real estate • Equipment • Leaseholds 	<ul style="list-style-type: none"> • Real estate • Equipment • Debt consolidation 	<ul style="list-style-type: none"> • Purchase a business • Buyout a partner 	<ul style="list-style-type: none"> • Franchise • Professional • Additional location
Equity Injection	As low as 10%	As low as 0%	As low as 10%	<ul style="list-style-type: none"> • Franchise, 20% • Professional, 10% • Additional location, 10%
Term	<ul style="list-style-type: none"> • Real estate, 25 years • Equipment, 10 years • Leaseholds, 10 years 	<ul style="list-style-type: none"> • Real estate, 25 yrs • Equipment, 10 yrs • Debt consolidation, 10 years 	<ul style="list-style-type: none"> • 10 years without RE • Up to 25 years with RE 	<ul style="list-style-type: none"> • 10 years without RE • Up to 25 years with RE
Debt Service Requirement	≥ 1.15x for 1 year or better	≥ 1.15x for 1 year or better	≥ 1.20x for 2 years or better	≥ 1.25x first 1 year or better
Minimum Credit Score	650	650	650	650
Prepayment Penalty	<ul style="list-style-type: none"> • RE: 3 years (5%, 3%, 1%) • Non-RE: None 	<ul style="list-style-type: none"> • RE: 3 years (5%, 3%, 1%) • Non-RE: None 	<ul style="list-style-type: none"> • RE: 3 years (5%, 3%, 1%) • Non-RE: None 	<ul style="list-style-type: none"> • RE: 3 years (5%, 3%, 1%) • Non-RE: None