

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.

VAN DAVIDSON, MBA

Managing Member

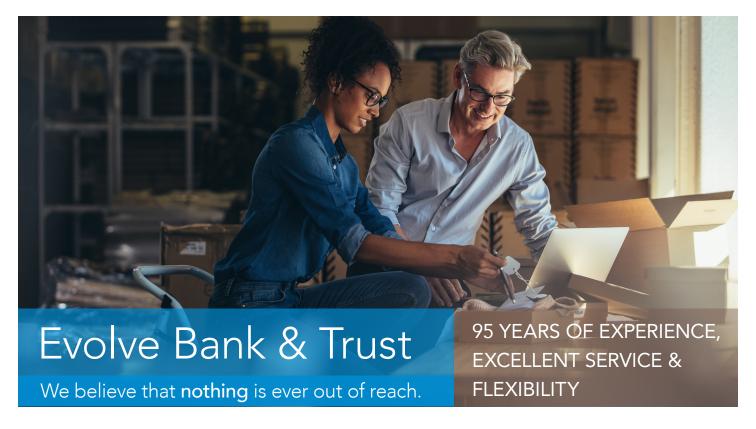
van@gen822capital.com

284 Melton Lane Benton, KY 42025

270.252.6441







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

Auto repair/maintenance

Corporate office

Day care

Fitness

Gas stations

Industrial/light industrial

Medical/veterinary

Offices

Restaurants

Retail

Self-storage

Specialty property

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.







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	Real estate Equipment Leaseholds	Real estate Equipment Debt consolidation	Purchase a business Buyout a partner	FranchiseProfessionalAdditional location
Equity Injection	As low as 10%	As low as 0%	As low as 10%	Franchise, 20%Professional, 10%Additional location, 10%
Term	Real estate, 25 yearsEquipment, 10 yearsLeaseholds, 10 years	Real estate, 25 yrs Equipment, 10 yrs Debt consolidation, 10 years	• 10 years without RE • Up to 25 years with RE	• 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	• RE: 3 years (5%, 3%, 1%) • Non-RE: None	• RE: 3 years (5%, 3%, 1%) • Non-RE: None	• RE: 3 years (5%, 3%, 1%) • Non-RE: None	• RE: 3 years (5%, 3%, 1%) • Non-RE: None



