



The SBA 504 Loan Program

A Fixed-Rate Solution for Commercial Real Estate and Equipment Financing

HOW IT WORKS

Evergreen partners with commercial lending institutions to provide up to 90% financing for the purchase or refinance of fixed assets used by small businesses.

BUSINESS DOWN PAYMENT:

- 10% for most transactions
- 15% for new business OR special use property
- 20% for new business AND special use property

SBA'S LOAN TERMS:

- Up to 40% of the overall project cost
- Fixed rate, fully amortizing loan
- Maximum SBA loan amount up to \$5.5 million

LENDER PARTICIPATION:

- Generally finances 50% of overall project cost
- Loan terms negotiable
- Participating lender is in first lien position
- No limit on bank loan amount



504 LOAN PACKAGES MAY INCLUDE:

- Real estate purchase/construction/renovation
- Equipment purchase and installation
- Soft costs (appraisals, title costs, etc.)
- Refinance of debt used for these purposes

Why choose the 504 program?

- Put less money down, and conserve cash for other uses. 504 loans require as little as 10% down.
- Enjoy a low fixed rate through the term of the loan.
- No balloon payments – all loans are fully amortized.
- Loans are serviced by Evergreen in-house.

What types of projects or businesses qualify?

- Loan purpose is to finance the purchase of owner-occupied (51%+) commercial real estate and/or large equipment. Refinance of loans used for these purposes is also eligible.
- Business is a for-profit enterprise, an active operating company (as opposed to a passive holder of real property), and "small" by SBA standards, which includes over 95% of US companies.

Who is Evergreen?

Evergreen has been serving small businesses in the Pacific Northwest since 1980 and is consistently the top producing 504 lender in our region. We assist clients in Washington, Oregon, Alaska and Idaho with financing/refinancing commercial real estate and large equipment. Our expertise extends from hands-on assistance with the application process, through servicing all of our loans directly until they pay off.

Contact us to find out if a 504 loan is right for you:

www.evergreen504.com | (800) 878-6613

Evergreen Business Capital is an equal opportunity lender

Main Offices:

AK 7575 E St, Suite 220, Anchorage, AK 99503
 ID 1925 Wilmington Dr, Suite 100, Coeur d'Alene, ID 83814
 OR 1618 SW 1st Ave, Suite 401, Portland, OR 97201
 WA 13225 International Ave S, Suite 100, Seattle, WA 98168

www.evergreen504.com ALASKA IDAHO OREGON WASHINGTON

rev. 08/19/25



THE SBA 504 LOAN Quick Reference Guide

The SBA 504 loan is the premier tool for small business financing.

As the Northwest's leading SBA 504 Loan Program expert for nearly 40 years, Evergreen Business Capital has facilitated the start-up, growth, or expansion of thousands of businesses

504 LOAN PROGRAM HIGHLIGHTS

- Available for the purchase of owner-occupied commercial real estate and equipment financing
- Fully amortized 10, 20, or 25-year loans with low fixed rates
- Loans can range from \$100,000 to \$5.5 million, depending on the project and eligibility requirements
- A third-party lender loan and an Evergreen-facilitated SBA 504 loan cover up to a maximum of 90% of the project costs
- Required collateral typically only includes fixed assets

The Small Business Administration, in partnership with Evergreen Business Capital and a third-party lender, offers the 504 loan program to healthy and expanding small businesses that are looking to purchase owner-occupied commercial real estate or finance the purchase of equipment. The 504 loan aims to promote job creation, community development, and public policy goals.

	BORROWER	LENDER
BENEFITS	<ul style="list-style-type: none"> • Low down payment • Low fixed interest rates • No balloon payments and loan renegotiations • Cash retention provides working capital for further investment • Work with lender of choice 	<ul style="list-style-type: none"> • Low loan-to-value (typically 50%) • Reduced credit risk through partnership funding • Community Reinvestment Act (CRA) credits • Required SBA paperwork is prepared by Evergreen

FINANCING STRUCTURE

Typically, the third-party lender loans 50 percent of the project cost. Evergreen Business Capital then provides an SBA 504 loan equivalent to 40 percent of the project cost with a 10, 20, or 25-year, fully amortized, low fixed rate. The remaining 10 percent of the project comes in the form of the borrower's down payment.

Startups and special purpose properties require an additional five percent down payment. Startups that purchase special purpose properties require an additional 10 percent down payment.

	BORROWER	LOAN USES
ELIGIBILITY	<ul style="list-style-type: none"> • For-profit businesses • Tangible net worth not more than \$20M • Net profit (after tax) not more than \$6.5M in the last two years • Multiple borrowers partnering to occupy the same building 	<ul style="list-style-type: none"> • Land and building purchases • New construction or renovation • Heavy machinery and equipment purchases • Refinance of loans used for the above purposes • Associated soft costs

rev. 03/04/25

www.evergreen504.com ALASKA IDAHO OREGON WASHINGTON