



## You own your home, so why not own your commercial real estate property?

### A New Spirit In Business Lending

#### **It's official: SBA-504 just got even better**

President Obama signed the Small Business Jobs Act Sept. 27 that makes SBA-504 loans even more attractive to banks and borrowers.

- **Increased Loan Maximum:** 504 maximum loan size permanently increased to \$5 million (\$5.5 million for manufacturers and energy loans)
- **Debt Refinancing:** allows 504s for the next 2 years to be used to refinance real estate loans coming due on owner-occupied commercial property. This enables refinancing of qualified existing debt without business expansion (at least through Sept. 2012)
- **Alternative Size Standard:** 504 establishes a standard of maximum tangible net worth of \$15 million and 2-year average net income after federal income tax of \$5 million.



#### **Preferred Lending Partners**

140 east 19<sup>th</sup> avenue suite 202  
Denver, Colorado 80203  
303.861.4100

[www.preferredlendingpartners.com](http://www.preferredlendingpartners.com)