

# SBA 504 Acquisition Program

## SBA 504 Acquisition

- ✓ **Owner-occupied assets**  
≥51% for existing, ≥60% for new construction
- ✓ **Up to 90% LTV**
- ✓ **Up to 30-year amortization**
- ✓ **Interest only option available**
- ✓ **Fixed rate on SBA guaranteed amount**
- ✗ **Working capital and equipment**

### ELIGIBLE PROPERTY TYPES

Hospitality  
Grocery Stores  
Schools / Day Cares  
Insurance Offices  
Physician Offices  
Veterinary Clinics  
Assisted Living Facilities  
Skilled Nursing Care  
Pharmacies  
New-Car Dealerships  
Manufacturing / Industrial  
And Many More...

AVANA Capital is a commercial real estate debt fund. We have been a vanguard for alternative lending in highly specific, niche industries, including healthcare facilities, hospitality, senior housing and self storage. We are continually adding new industry verticals, most recently funding solar energy businesses and sports facilities. **We've funded more than \$1 Billion in loans resulting in more than 9,000 new jobs created and maintained.** We understand that time is of the essence and we promise never to waste yours.

You'll see the difference when you work with us.

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AZ CBK# 0921662 | CA DBO# 603K752



**AVANA CAPITAL**

COMMERCIAL REAL ESTATE DEBT FUND

**avanacapital.com**



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COMMERCIAL REAL ESTATE DEBT FUND

**SBA 504 ACQUISITION  
UNDERWRITING GUIDELINES**

<b>Maximum Loan Amount</b>	\$15,000,000 – 1st Mortgage / Trust Deed Loan Amount	
<b>Minimum Debt Service Coverage Ratio</b>	Multi-Purpose	1.10x
	Hospitality	1.20x
	Special Purpose	1.25x
<b>Minimum Global Debt Service Coverage Ratio</b>	1.20x	
<b>Post-closing Liquidity</b>	5% of total loan amount (1st + 2nd mortgage amount)	
<b>Full Recourse</b>	Yes (with Personal Guarantees)	
<b>Minimum FICO Score</b>	650	
<b>Ownership Experience</b>	Two years minimum ownership experience demonstrating successful (profitable) operation of same business	
<b>Maximum LTV For 1st Trust Deed</b>	<b>Multi-Purpose</b>	50% - 55% (Maximum LTV - Up to 90% on total project cost)
	<b>Hospitality &amp; Special Purpose</b>	50% - 55% (Maximum LTV - Up to 85% on total project cost)
<b>Escrow</b>	Monthly escrow of property tax and insurance	

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