

SBA 504 Debt Refinance Program

SBA 504 Acquisition

- ✓ Existing debt is at least 2 years old
- ✓ Existing business is at least 2 years old
- ✓ No late payments in the past year
- ✓ At least 51% owner occupied
- ✓ Up to 90% LTV for stand alone refinance
- ✓ Up to 85% LTV for refinance with cash-out
Cash-out up to 20% of real estate value
- ✗ Existing debt is an SBA or USDA B&I loan

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

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

COMMERCIAL REAL ESTATE DEBT FUND

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COMMERCIAL REAL ESTATE DEBT FUND

**SBA 504 DEBT REFINANCE
UNDERWRITING GUIDELINES**

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

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