



## Highlights and Key Facts of The FFCFC 504 Loan Program

The FFCFC 504 Loan Program is designed to help small business owners acquire commercial real estate and/or long-life machinery and equipment without the financial hassles and high cash outlay requirements often associated with conventional loans.

### 504 Loan Uses:

- Acquisition of land and buildings.
- Construction, modernization, expansion or renovation of existing facilities.
- Leasehold improvements.
- Green initiative projects.
- Purchase and installation of long-life machinery and equipment.
- Purchase of furniture, fixtures and equipment.

### Advantages of the Program:

- Up to 90% commercial financing.
- Below market, fixed interest rates save on interest expenses.
- Low down payment (usually 10%) preserves working capital.
- Long amortization terms (up to 20 years).
- Loans may be assumable by qualified, acquiring businesses.
- Associated fees and soft costs may be financed in the loan.
- Projects from \$125,000 to \$20 million.

### Loan Structure

The 504 Loan Program is structured so that every project typically involves a first mortgage from a commercial lender (usually 50%), a second mortgage from FFCFC (usually 40%) and a minimum 10% down payment from the borrower. This provides companies with a financing package that **conventional lenders alone cannot match.**

### Florida First Capital's Role

FFCFC is central to each 504 project, typically preparing all paperwork, coordinating the activities of all project participants and structuring each project to balance the interests of both the business and the Small Business Administration (SBA). FFCFC also provides a local source of marketing and expertise on the 504 Loan Program.

### A Small Business Window to Wall Street

Certified Development Companies like FFCFC fund all 504 loans through the sale of bonds, thus giving the 504 Program the economies of scale to access public capital markets. Combined with the SBA guaranty, **the 504 Program enables small businesses to access funding at the lowest possible cost.**

### FFCFC 504 Loan Amounts

FFCFC can lend up to 40% of the project cost with a dollar cap of \$1.5 million. The cap is increased to \$2 million if one of the following public policy conditions is met:

- Revitalization of a business community.
- Expansion of exports.
- Expansion of minority business development.
- Rural development.
- Enhanced economic competition.
- Expansion of small business concerns owned and controlled by veterans or women.
- Changes necessitated by federal budget cutbacks.
- Green initiatives.

FFCFC can also lend up to \$4 million for eligible manufacturing and green initiative projects.

**FFCFC**.com Florida First Capital  
Finance Corporation

Toll Free: 888.320.5504 • Email: [info@ffcfc.com](mailto:info@ffcfc.com)  
Online: <http://ffcfc.com>

*Start your relationship  
with Florida First  
Capital. Contact a  
Loan Officer today.*

