



The FFCFC 504 Loan Program: Specialized Financing for Growing Professional Practices

The FFCFC 504 Loan Program is designed to enable professional practices to purchase commercial real estate while preserving cash for future growth. This powerful yet affordable financing tool provides savvy practitioners with low down payment, below market, true fixed interest rate financing and long repayment terms. Likely candidates include professional offices and outpatient centers that require significant build-out and finish as well as professionals seeking to purchase office condos.

Benefits:

- Owning versus renting allows you to build hard earned equity in your practice.
- A monthly mortgage payment is usually about the same or less than a lease payment.
- The owner can operate in 51% of an existing building and lease the other 49%, creating an income stream to strengthen cash flow.
- The capital fixed assets acquired with a 504 loan can be placed into trust ownership.
- Not only are there tax advantages, but a real estate purchase with a fixed rate loan can result in overall lower and predictable occupancy costs.
- The low down payment requirement allows all financial levels of the practice to participate, thus strengthening the professional association.
- Strong credit borrowers can obtain desirable interest rates from first mortgage lenders, which when combined with the 504 loan's below market, fixed rate makes for a truly exceptional commercial real estate financing package.

Loan Structure is Key:

- A commercial lender provides a first mortgage loan of 50% of the total project cost. FFCFC funds 40% of the project cost at a below-market, fixed interest rate and takes a second mortgage position. The borrower puts in as little as 10% equity.

The FFCFC Advantage:

- Fast and free pre-qualification process.
- FFCFC takes care of all communications, paperwork, coordination of project participants, underwriting, closing and servicing of the loan for its life.
- Full service offices throughout Florida staffed by experienced professionals ensure you the best and most complete service the industry has to offer.



504 Highlights:

- Purchase, construction, expansion or renovation of owner-occupied commercial real estate and/or the acquisition and installation of long-life machinery and equipment
- Below market, true fixed interest rates – no ARMs.
- Up to 90% commercial financing.
- Amortization terms up to 20 years.
- Fees and other up front costs and expenses may be financed in the loan.
- Projects from \$125,000 to \$20 million.

About FFCFC:

FFCFC is a statewide, nonprofit, federally regulated certified development company which administers the 504 loan program on behalf of the Small Business Administration. FFCFC prepares the loan documents and handles all of the details of the 504 loan, including credit underwriting, approval, closing and servicing of the loan for its life.



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



**Florida First Capital
Finance Corporation**

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