

Loan Comparison Chart

United Structured Finance Company™ (USFC) delivers an unparalleled combination of products and customer service. Compare the features and benefits of our most popular loan choices and decide for yourself.

	SBA 7(a) LOAN	SBA 504 LOAN	COMMERCIAL REAL ESTATE LOAN
Eligibility	<ul style="list-style-type: none"> For-profit businesses Small business qualification by SBA guidelines Size varies by industry type 	<ul style="list-style-type: none"> Existing, for-profit businesses Net worth of \$7 million or less Net income of \$2.5 million or less 	No formal criteria. Underwriting based upon successful experience, liquidity of project sponsors, and cash flows.
Loan Purpose	<ul style="list-style-type: none"> Commercial real estate Machinery and equipment Furniture and fixtures Inventory expansion Working capital Business acquisition Franchise startups Facility repairs and renovations Refinancing existing debt (in some circumstances) 	<ul style="list-style-type: none"> Land Building acquisition, construction, or renovations Machinery or equipment purchase Soft costs related to the project 	<ul style="list-style-type: none"> Multi-family properties Manufactured housing Multi-tenant industrial facilities Self-storage facilities Anchored retail developments Hospitality businesses
Loan Amount	From \$250,000 to \$2 million	From \$400,000 to \$10 million	From \$500,000 to \$5 million
Loan to Value	<ul style="list-style-type: none"> 90% loan to cost financing May exceed 100% LTV 	<ul style="list-style-type: none"> 90% loan to cost financing May exceed 100% LTV 	<ul style="list-style-type: none"> Up to 100% on first mortgage Up to 90% on mezzanine loans when USFC holds first mortgage
Financing Structure	Provided by USFC with SBA guarantee for a portion of the loan amount	<ul style="list-style-type: none"> 50% financed by USFC 40% SBA loan through Certified Development Co. 10% borrower injection (increased injection required on new businesses or special-purpose real estate) 	Up to 100% loan to value provided by lending sources.
Collateral	Fully secured by commercial real estate or a combination of commercial and personal assets.	Fully secured by commercial real estate or equipment being financed.	Fully secured by the asset being financed. No other assets typically required.
Underwriting Requirements	<ul style="list-style-type: none"> Personal guaranties by all principals who own 20% or more of business Guarantees of affiliated companies may be required based upon percentage of ownership, and borrower's relationship with affiliate 	<ul style="list-style-type: none"> Personal guaranties by all principals who own 20% or more of business Guarantees of affiliated companies may be required based upon percentage of ownership, and borrower's relationship with affiliate 	<ul style="list-style-type: none"> Recourse (personal guarantees) and non-recourse loans permitted No affiliate guarantees required
Loan Terms	<ul style="list-style-type: none"> Up to 25 years for real estate Ten years for equipment, working capital, and startup costs 	<ul style="list-style-type: none"> First mortgage has a term up to 30 years SBA second mortgage has a term up to 20 years 	Loan terms of 2 to 10 years
Interest Rates	Floating interest rates	Long-term fixed rates available	Pricing index based on treasury (fixed) or 30-day LIBOR (floating)



United Behind You.™

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