



CB&T SBA Loan Overview

Hillside Professional Center suites are available with 90% financing on real estate (10% down payment) via the Small Business Administration (SBA) 504 or 7a loan programs. The SBA loan programs allow small business owners to purchase industrial or commercial buildings at below-market interest rates with a minimum of ten percent down payment or equity injection. The loan proceeds may be used for purchase of the building, and if needed add Tenant Improvements to the building to suit the buyer's needs.

Terms and Benefits of the SBA Program:

- **Competitive Fixed Interest Rates:** current rates are shown on the individual price sheet tabs. Click on that icon to see a preview of a typical finance structure for the building you are interested in.
- Only 10% cash down payment preserves working capital.
- Up to 25 year amortization, no balloon payment.
- Most small businesses (90%+) qualify for the basic size eligibility requirements.
- Buyers must occupy at least 51% of the building, leaving room for tenant income.
- Why rent, when you can own? Owners at Hillside Professional Center receive all tax benefits offered by owning commercial real estate, including depreciation and potential appreciation. Consult your professional advisors as to your specific situation.
- Financing that is typically not available under conventional terms and conditions

Eligibility:

- **For profit business**
- **10% minimum owner equity injection**
- **Size standards vary between 7a and 504 programs, most businesses qualify**

How can my Business Apply?

When applying for an SBA loan, as with any loan, you are asked to complete an application which we have provided to you on this website. You will also be asked for specific information such as personal and business tax returns and financial statements. Ray Weamer, our SBA Lender at California Bank & Trust will coordinate the entire loan process with the SBA to make sure it is a simple process for our buyers. Contact Ray at (858) 623-3632 to arrange a meeting to discuss the all the available options, and simplify the process for your business.