



Your 2025 Guide to SBAC Small Business Financing Programs



| LOAN PROGRAM | USE OF FUNDS | SOURCE OF FUNDS | INTEREST RATE* | TERM | DOLLAR LIMITS | ELIGIBLE BUSINESSES** |
|---|---|--|---|---|--|--|
| SBA 504 LOAN PROGRAM | Real estate acquisition, construction, renovation; Machinery and equipment, assets with useful life of >10 years, certain refinancing and soft costs. | Typically: 50% from Bank (First Mortgage) 40% from SBA (Guaranteed Debenture - Second Mortgage) 10% Equity - Business Owner | Below Market Rate (fixed) on SBA Portion Negotiated Rate on Bank Portion | 10, 20 or 25 Years on SBA Portion | Maximum: \$5,500,000 SBA Portion No project size limit | Average net profit after tax not over \$6.5 million Net worth less than \$20 million Businesses in the State of Georgia & Beaufort, Hampton & Jasper Counties (SC) |
| STATE SMALL BUSINESS CREDIT INITIATIVE (SSBCI 2.0) | Most any business purpose except goodwill | State of Georgia DCA | Variable Option: Prime + 0% (7% Floor) Fixed Option: Prime + 1% Negotiated Rate on Bank Portion | 10 years max Up to 25 years amortization for Real Estate | Maximum: \$1,250,000 per project SSBCI Portion Total project limit \$20 million | For- Profit Businesses in 53 Counties in Southeast GA |
| COMMUNITY ADVANTAGE (7A) LOAN PROGRAM | Most any business purpose | SBAC (SBA Guarantees 75% - 85%) | Variable Option: Prime + 0% Fixed Option: Prime + 1% | Real Estate: 25 years max. Machinery & Equip, Working Capital: 10 years max. | Maximum: \$350,000 | For- Profit Businesses in 53 Counties in Southeast GA, Beaufort, Charleston, Colleton, Dorchester, Hampton & Jasper Counties (SC) |
| SBA MICROLOAN FUND | Most any business purpose except real estate purchase | SBA Micro (Re-lending) | Fixed Rate >\$10,000: 7.75% ≤\$10,000: 8.25% | Maximum 7 Years | Maximum: \$50,000 | For- Profit Businesses in 53 Counties in Southeast GA, Beaufort, Charleston, Colleton, Dorchester, Hampton & Jasper Counties (SC) |
| RURAL IRP LOAN PROGRAM | Most any business purpose | USDA IRP (Re-lending) | Fixed Rate: 8.250% | Maximum 15 years | Maximum: \$150,000 | For- Profit Businesses in 53 Counties in Southeast GA, Beaufort, Charleston, Colleton, Dorchester, Hampton & Jasper Counties (SC) |
| SBAC DIRECT LOAN PROGRAM | Most any business purpose | SBAC | Variable Option: Prime + 0.5% (7% Floor) Fixed Option: Prime + 1.5% | Maximum 10 Years | Maximum: \$150,000 Higher limits may be applicable. | For- Profit Businesses in 53 Counties in Southeast GA, Beaufort, Charleston, Colleton, Dorchester, Hampton & Jasper Counties (SC) |
| SPECIALTY PROGRAMS | | | | | | |
| CITY OF SAVANNAH BUSINESS LOAN GUARANTY | Most any business purpose. (Except lease hold improvements) | Bank, City of Savannah Guaranty 80 - 90% | Negotiated Rate With Bank | Maximum 5 Years | Maximum: (Bank Loan) \$ 100,000 | For-profit businesses in Savannah, GA |
| CITY OF SAVANNAH BUSINESS LOAN PROGRAM | Most any business purpose. (Except lease hold improvements) | City of Savannah | Target Area 4.00% Fixed Outside Target Area 6.50% Fixed | Maximum 10 Years | Maximum: \$150,000 | For-profit businesses in Savannah, GA |
| CREDIT BUILDING LOAN PROGRAM | Most any business purpose | City of Savannah or SBA Micro (Re-lending) | 0% | 1 Year | \$1,000 | For- Profit Businesses in 53 Counties in Southeast GA, Beaufort, Charleston, Colleton, Dorchester, Hampton & Jasper Counties (SC) |
| SMALL STEPS LENDING PROGRAM | Most any business purpose | City of Savannah or SBA Micro (Re-lending) | In the City of Savannah 4.00% Fixed Outside of Savannah 8.00% | Negotiable | \$2,500—\$15,000 | For- Profit Businesses in 53 Counties in Southeast GA, Beaufort, Charleston, Colleton, Dorchester, Hampton & Jasper Counties (SC) |
| SMALL BUSINESS CONTRACTOR/ INVOICE LOAN PROGRAM | Most any business purpose | SBAC or SBA Micro (Re-lending) | Fixed (may vary based on the source of funds used by SBAC) | Based on number of draw requests to perform on contracts in a timely manner | Maximum: \$150,000 | For-profit businesses who have received a contract from the City of Savannah, Chatham County or the Savannah/Chatham County School Board |

*Interest Rates and terms subject to change. ** Proof of funding, at reasonable terms and conditions, not be available from conventional sources may be necessary. SBAC is an Equal Opportunity Lender, Provider and Employer. SBAC strives to accommodate all persons with disabilities in compliance with the Americans with Disabilities Act (ADA). UPDATED 11/01/2025

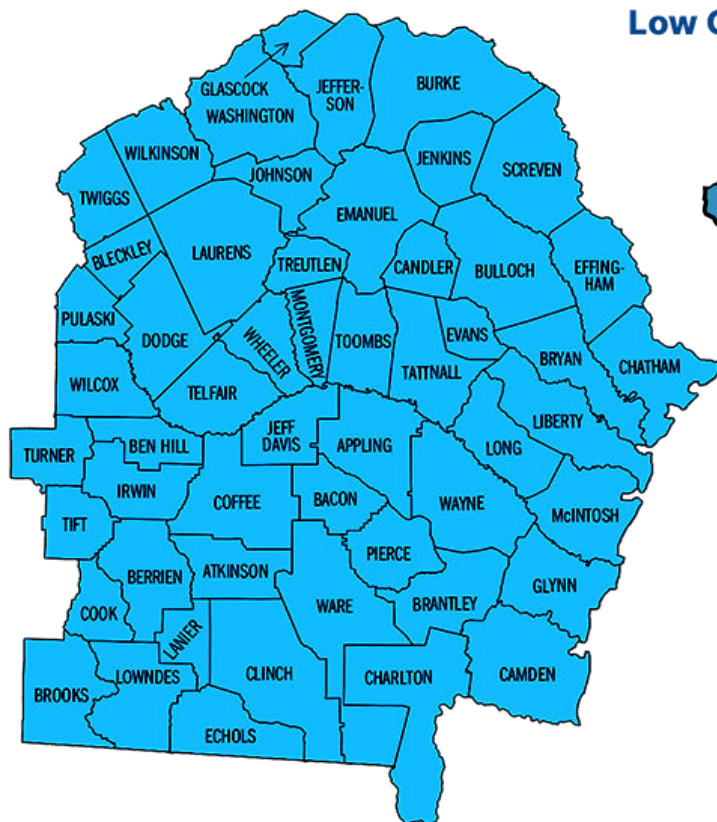
111 East Liberty Street, Suite 100 ♦ Savannah, GA 31401-0950 Phone: 912.232.4700 Email: sbac@sbacsav.com Apply online at <https://sbacsav.com>



SMALL BUSINESS ASSISTANCE CORPORATION

A Community Development Financial Institution For Small Business Lending

Southeast Georgia



Low Country South Carolina



SBAC services 59 counties throughout Southeast Georgia and the Low Country of South Carolina.

Contact Our Loan Officers At:

Small Business Assistance Corporation
111 E Liberty Street, Suite 100
Savannah, GA 31401
912-242-4700 | sbacsav.com

Wendy J. Jeffers - Director of Lending
Direct Line: 912-721-6324
Email: wjeffers@sbacsav.com

Nicole Sloan - Senior Loan Officer
Direct Line: 912-721-6312
Email: nsloan@sbacsav.com

Sean Vega - Loan Officer
Direct Line: 912-721-6328
Email: svega@sbacsav.com

Sue Strickland - Loan Officer
Direct Line: 912-721-6316
Email: sstrickland@sbacsav.com

Why Work With Us?

SBAC offers several financial assistance programs and funding opportunities to help small businesses overcome financing obstacles.

As a CDFI, we provide:

- Alternative sources of capital (\$1K - \$5.5MM)
- Affordable financing options
- Free educational business opportunities

For banks, we provide assistance by offering:

- Subordinate financing to help mitigate risk
- Added CRA credits on partnering deals
- Gap-financing and loan participation options

Let SBAC be your partner in small business lending!

