

First Innovative Financial Group (www.fifginc.com) - Assists Bank Partner with SBA 504 Loan

By Mark D. Austin

Dated: Apr 29, 2011

First Innovative Financial Group (FIFG), through its direct lending company, Business Funding Group, assisted our community bank lending partner with a \$495,000 SBA 504 purchase transaction by providing a \$220,000 90-day interim 2nd TD loan.

Key highlights to the SBA 504 purchase transaction are below:

1. Bank limited its lending exposure to 50% loan to value, while Business Funding Group accepted the exposure on the interim 2nd trust deed portion until the SBA debenture was issued. The community bank relied on our 40+ combined SBA lending experience to work with the certified development company to insure the real estate purchase transaction was funded within the escrow close date and to insure that our interim loan was paid in full.
2. Bank received a 7.50% start rate on a five year fixed rate product with a 7.00% net yield after paying FIFG its premium fee.
3. Property was a three unit retail building in downtown Azusa.
4. The borrower operated a food processing and retail bakery that was started in 1987.
5. Cash flow coverage was in excess of 2.33X in the most recent tax period.
6. Excellent personal and business credit experience.
7. FIFG also convinced the borrower to switch its banking relationship to our community bank partner through a joint marketing program that we established.

###

First Innovative Financial Group (www.fifginc.com) provides its community bank partners solutions and services to help develop a successful long-term SBA lending program. FIFG has been directly involved with SBA and Banking since 1974. This unique combination of SBA expertise and banking industry experience gives us the ability to provide a full range of critical solutions and services for a successful SBA lending program.

Our VARIABLE PROFIT solutions will increase your loan volume and improve your credit quality thereby increasing your bottom line profitability.

Category Real Estate
Tags real estate financing, sba 504, food processing, financing, 90% Real Estate Financing
Email [Click to email author](#)