



**SMALL BUSINESS LOANS OFFERED BY**  
**Business Development Corporation of SC / Certified Development Corporation of SC**

*Revised July 2011*



	<b>7a</b>	<b>504</b>	<b>SC CAP</b>	<b>SC SSBCI CAP</b>
<b>Maximum Amount</b>	\$5,000,000	\$5,500,000	\$100,000 + fees: aggregate per borrower shall not exceed \$250,000	\$5,000,000 and under
<b>SBA Guarantee?</b>	Yes – 85% on loans ≤\$150M; 75% other	N/A	No	No
<b>Level of Bank Obligation</b>	If extensive leasehold improvements, bk to provide interim to be pd off by 7a, OR participation req'd if loan amount >\$600M <sup>(1)</sup>	Interim loan, to be pd off by 504 Perm loan = 50% of eligible costs (maturity ≥ 10 yrs RE, ≥ 5 yrs Equip)	n/a - bank is the lender	n/a - bank is the lender
<b>Subject to Approval by</b>	BDC Loan Committee and SBA	CDC Executive Committee and SBA	Bank	Bank
<b>Borrower Qualification(s)</b>	Meets small business size standard No excess personal resources <sup>(2)</sup>	Owner-occupied Avg 2-yr after-tax net profit < \$5.0MM & Tangible NW < \$15MM Satisfy an SBA Public Policy Goal or 1 job created per \$65,000 loaned or \$100,000 for Manufacturers No excess personal resources <sup>(2)</sup>	For profit entity Wholesale annual sales ≤ \$5MM; Manufacturing ≤ 50 employees; All others, annual sales ≤ \$2MM	For profit or Non profit Loan amount cannot exceed \$5,000,000 Borrower ≤ 500 employees
<b>Eligible Uses of Loan Proceeds</b>	Leasehold improvements, inventory, working capital, fixtures, equipment, real estate, debt refinance (according to SBA criteria)	Real estate, long-term fixed assets, machinery and equipment and certain soft costs (including interim loan interest)	Determined by bank See SC CAP Lender Participation Agreement	Determined by bank See SC SSBCI CAP Lender Participation Agreement
<b>Fee</b>	\$500 non-refundable packaging fee SBA Guarantee Fee ≤\$150M loan: 2% of gtd amt >\$150M≤\$700M: 3% of gtd amt >\$700M: 3.5% of gtd amt up to 1MM; 3.75% of gtd amount > 1MM	\$2,000 good faith deposit (refunded in full after debenture closing)	Determined by bank <sup>(3)</sup> Typical Transaction: 1.5% Bank, 1.5% Borrower, matched 4.5% x by SC CAP Funds, and deposited into account designated for all SC CAP loans (per bank) for a 7.5% reserve	Determined by bank <sup>(5)</sup> Typical transaction: 1% Bank, 1% Borrower, matched 2% x by SC SSBCI CAP Funds, and deposited into a Reserve Account (per bank) for a 4.0% reserve
<b>Term Loan or Revolving?</b>	Term	Term	Term , Revolving or lines of credit <sup>(4)</sup> (determined by bank)	Term , Revolving or lines of credit <sup>(4)</sup> (determined by bank)
<b>Interest Rate</b>	Variable Maturity < 7 yrs: Prime + 2.25% Maturity ≥ 7 yrs: Prime + 2.75%	Fixed at time of debenture funding	Determined by bank	Determined by bank
<b>Term</b>	Up to 20 yrs for real estate Up to 10 yrs for other	20 years for real estate 10 years for equipment	Determined by bank	Determined by bank
<b>Equity Injection Requirement</b>	Minimum 10% of total real estate costs Otherwise, determined on a case-by-case basis	Minimum 10% of eligible costs Add 5% if special use facility Add 5% if business < 2 yrs old	Determined by bank	Determined by bank
<b>Prepayment Penalty</b>	Only loans with terms of 15 + yrs., prepayment first 3 yrs.	Yes, for first half of loan term	Determined by bank	Determined by bank
<b>Collateral</b>	Business assets, personal residence, collateral assignment of life insurance, assignment of brokerage account (not retirement), assignment of CD; no vehicles	2 <sup>nd</sup> REM and/or Equipment (behind bank's 1 <sup>st</sup> ) collateral assignment of life insurance Add'l non-project assets at CDC/SBA discretion	Determined by bank	Determined by bank
<b>Loan Servicing</b>	BDC services (even if bank buys a participation)	CDC services 504 loan	Bank	Bank

\*See footnotes on reverse side

- (1) BDC's maximum (unguaranteed) exposure is \$150,000; therefore, the bank would be required to buy a participation for any unguaranteed amount over \$150,000
- (2) SBA requires a personal resources test to verify that the borrower does not have add'l liquid resources to inject (formula includes an exemption amt based on loan amt)
- (3) See minimum and maximum charges in SC CAP Lender Participation Agreement
- (4) Lines of Credit filed under the SC CAP & SC SSBCI CAP program can be renewed with no new fees, as long as the line amount is not increased
- (5) Premium charges paid by Borrower shall not be less than 1% or greater than 3.5% of the amount of the loan; Premium charges paid by Lender shall be equal to the amount paid by borrower. However, the Lender may recover from the Borrower the cost of Lender's payment

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**Business Development Corporation of SC / Certified Development Corporation of SC**  
**Contact Information**

**Mailing Address:**  
P.O. Box 21823  
Columbia, SC 29221

**Physical Address:**  
111 Executive Center Dr., Ste 225  
Columbia, SC 29210

**Main Phone #:** (803) 798-4064  
**Main Fax #:** (803) 798-1224  
**www.businessdevelopment.org**

**For new loan inquiries please contact:**

Connally Bradley	(803) 744-0308	<a href="mailto:cbradley@businessdevelopment.org">cbradley@businessdevelopment.org</a>
Bill Grimes	(803) 744-0303	<a href="mailto:billgrimes@businessdevelopment.org">billgrimes@businessdevelopment.org</a>
Tom Richardson	(803) 744-0305	<a href="mailto:thr@businessdevelopment.org">thr@businessdevelopment.org</a>
Sherri Scarce	(803) 744-0306	<a href="mailto:scs@businessdevelopment.org">scs@businessdevelopment.org</a>

**For approved loans pending closing information please contact:**

Wes Busbee	(803) 744-0311	<a href="mailto:wesbusbee@businessdevelopment.org">wesbusbee@businessdevelopment.org</a>
Jessica Preheim	(803) 744-0313	<a href="mailto:jessicapreheim@businessdevelopment.org">jessicapreheim@businessdevelopment.org</a>

**For existing 504 loan servicing please contact:**

Jordan Brown	(803) 744-0318	<a href="mailto:jbrown@businessdevelopment.org">jbrown@businessdevelopment.org</a>
Autumn Hunter	(803) 744-0316	<a href="mailto:ahunter@businessdevelopment.org">ahunter@businessdevelopment.org</a>

**For existing 7(a) loan servicing please contact:**

Jim Page	(803) 744-0300	<a href="mailto:jpage@businessdevelopment.org">jpage@businessdevelopment.org</a>
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**Additional contacts:**

Edwin Lesley, President (BDC)	(803) 744-0301	<a href="mailto:edwinlesley@businessdevelopment.org">edwinlesley@businessdevelopment.org</a>
Stephanie Bell, Accounting Manager	(803) 744-0302	<a href="mailto:sbell@businessdevelopment.org">sbell@businessdevelopment.org</a>

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**Additional Contacts for Small Business Services**

**Small Business Development Centers** offer one stop assistance to individuals and small businesses by providing a wide variety of information and guidance.

To locate a SBDC in your area please visit the following link: [www.sba.gov/aboutsba/sbaprograms/sbdc/index.html](http://www.sba.gov/aboutsba/sbaprograms/sbdc/index.html)

**U.S. Small Business Administration**  
**South Carolina District Office**  
1835 Assembly Street, Ste. 1425  
Columbia, SC 29201

SBA General Number  
(803) 765-5377

You can also visit SBA online at  
[www.sba.gov](http://www.sba.gov)

**SCORE** is the United States' premier source of free and confidential small business advice for entrepreneurs. To locate a SCORE office in your area please visit their website at: [www.score.org](http://www.score.org)