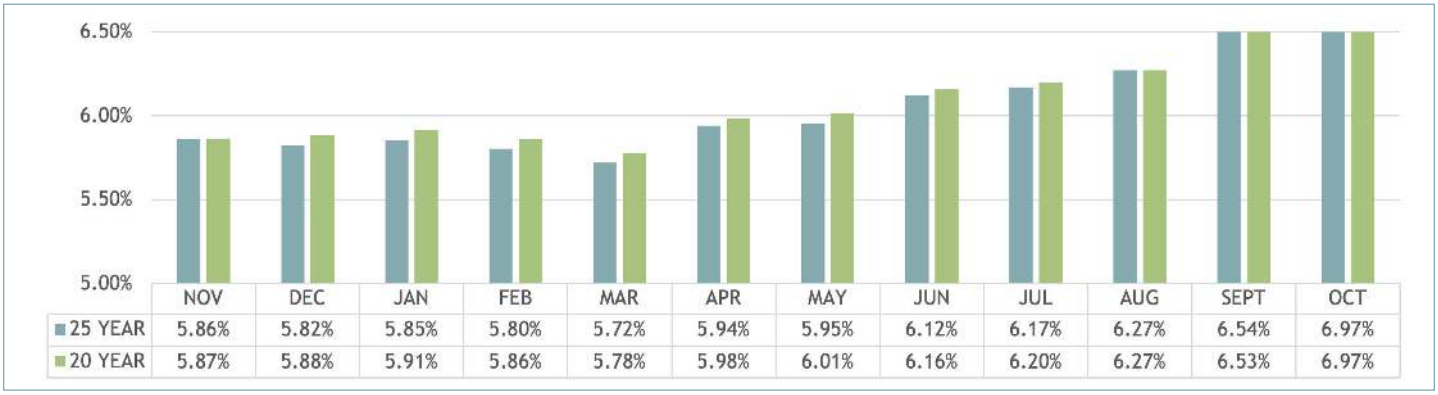
EVERGREEN
BUSINESS CAPITAL
Your SBA 504 Loan Expert

THE SBA 504 LOAN
Program Details

October 2026

	25 Year	20 Year	10 Year
Standard Loans*:	6.97%	6.97%	6.60%
Refinance Loans*:	6.97%	6.97%	6.60%
Manufacturing Loans*:	6.74%	6.73%	6.30%



	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT
25 YEAR	5.86%	5.82%	5.85%	5.80%	5.72%	5.94%	5.95%	6.12%	6.17%	6.27%	6.54%	6.97%
20 YEAR	5.87%	5.88%	5.91%	5.86%	5.78%	5.98%	6.01%	6.16%	6.20%	6.27%	6.53%	6.97%

Evergreen Business Capital is the Northwest's leading SBA 504 loan program expert. With over 46 years in the industry, we are the only company in the Northwest to have earned SBA's Premier Certified Lender Status, and we are consistently the highest volume 504 lender in the region.

The 504 Program

- Financing for long term fixed assets
- The SBA-guaranteed loan is in a second lien position behind a traditional lending institution
- As a supplement to traditional financing, borrower may finance up to 90% of the asset cost/value

Loan Terms

- **Amount:** No max on first lien loan or project size. SBA maximum is either $5 million or $5.5 million, depending on the type of project
- **Term:** Fully amortized with a 10, 20, or 25-year term, depending on collateral
- **Rate:** Fixed rate for the term of the loan
- **Collateral:** Typically only the fixed assets being financed

Equipment Purchase or Refinance

- Up to 90% of cost for new equipment, no appraisal required
- Appraisal required for used assets
- Equipment must have a useful life of 10+ years
- Cars, trucks, and airplanes are ineligible

Commercial Real Estate Purchase or Refinance

- Owner-occupied properties (51%+ of existing building, 60%+ for new construction)

Benefits to Businesses

- Lower down payment than traditional financing
- Fully fixed rate and full amortization (no balloons)

Benefits to Participating Lenders

- Lower loan-to-value; usually 50% in first-lien position
- Evergreen works with the SBA on all application and servicing requirements

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Evergreen Business Capital is an equal opportunity lender

*Estimated based on pricing published by NADCO on October 8, 2026. Rates are for loans approved on or after October 1, 2025; loans approved prior to this date may differ. The 20 and 25-year loans fund every month, ad the 10-year loans fund every other month. Effective interest rates are inclusive of servicing fees. For additional information, contact us at 800.878.6613.