

MONTANA SBA 504 LENDER



High Plains Financial is a certified SBA Community Development Corporation affiliated with the Great Falls Development Authority, Montana's only Community Development Financial Institution and internationally accredited economic development organization.

Build or buy the space and equipment you need to grow or start with an SBA 504.

Small Business Administration 504 loans provide financing up to \$5 million (\$5.5 million in some cases) to help you buy, build, or renovate commercial real estate and/or purchase machinery and capital equipment for your small business.

Why an SBA 504?

- Lower down payment - between 10-20% depending on the project
- Fixed interest rate for 10-25 years, depending on the project
- Allows businesses to preserve cash for operations

What can you use an SBA 504 for?

- Buy, build, or renovate commercial real estate
- Purchase machinery or equipment
- Debt refinance (for commercial estate & equipment)
- Professional fees & interim financing costs can be financed

Is it a good fit?

- The business is for-profit
- The business is valued at less than \$15 million and the business has an after-tax profit of less than \$5 million a year over the average of two years
- The business owner will occupy 51% or more of commercial real estate that is being renovated or purchased
- The business owner will occupy 60% or more of commercial real estate that is being built (80% within 3 years after loan closing and 100% within 10 years)
- Individuals that own 20% or more of the company are willing to act as personal guarantors

The Process

- Borrower works with the bank and our team to determine if a project is eligible
- Once the bank has approval and our board has approved the loan it is sent to SBA for Authorization
- Closing and project funding is completed with the bank partner
- Construction and renovation is completed
- Business moves into property
- 504 loan goes to closing
- Bank is paid down on interim loan and 504 interest rate is locked for the life of the loan
- Our team provides ongoing assistance for the borrower

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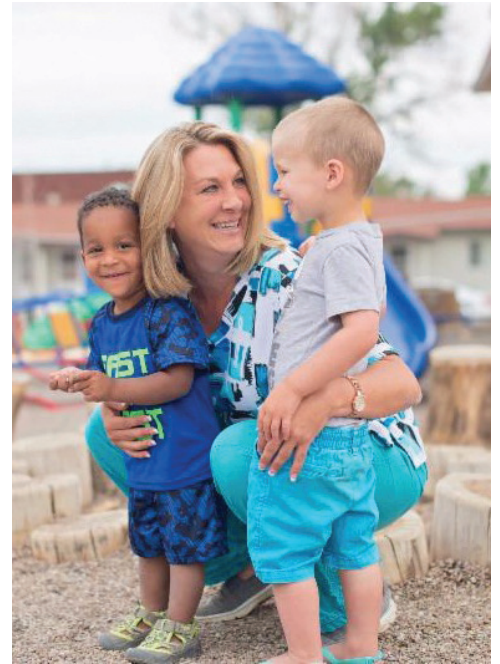
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SUCCESS STORY - PLAY N LEARN

2019 Montana Woman-Owned Business of the Year Creates Daycare Facility to Accommodate 173 Children

Through the use of High Plains Financial's SBA 504 lending program, owner Raegan Breeden was able to create a state-of-the-art Level Four daycare facility serving upwards of 170 children in Great Falls, Montana.

"High Plains Financial and the Great Falls Development Authority have been and continue to be valuable partners. From business coaching and business loans to cleanup and redevelopment, I turn to them at every step of the way." - Raegan Breeden



SUCCESS STORY - BSMC

SBA 504 Loan Allows Local Pharmaceutical Company to Expand Patient Care Offerings

Faced with substantial growth opportunities, Big Sky Managed Care (BSMC) needed a larger space to continue getting prescriptions, durable medical goods, and equipment to underserved communities. With the help of the SBA 504 Loan through High Plains Financial, BSMC is now occupying a 10,000 square foot space that required only 10% equity injection, coupled with 50% bank financing, and the remaining 40% utilizing the new 25-year debenture with a low, fixed interest rate.

"We aim to be the gap between the patient and the provider." - Matt and Abby Mills



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