



CEN·CAL  
Business Finance Group

### March 2025 Newsletter

**SBA 504 25-year rate 6.243% fixed.**

**SBA 504 20-year rates 6.310% fixed.**

**SBA 504 25-year REFI rate 6.272%, fixed.**

**SBA 504 10-year rates 6.337%, fixed.**

**City Revolving Loan fund rate 11.00%, fixed.**

#### Rates Dropped Slightly.

Rate information: 20 & 25 year rates decreased by 4 basis points (0.04). Rates are not expected to drop much further due to the continued inflation & tariff concerns by the Federal Reserve. Debt refinance continues to be popular with the 504 programs. **We can refinance both 7a and 504 debts.**

The SBA's turnaround time for approvals has improved to 4 business days, and servicing action times are at 5 business days. *Staff cuts at the SBA will slow the approval of Environmental reports in the near term. Also, the new requirements for clearing Permanent Residents Aliens will also slow approvals for those applicants.*

**We had 2 SBA approvals in February, with Tri Counties Bank, and Celtic Bank.** Year to date Tri Counties has 4 approvals, Community West Bank leads with 3 approvals followed by Valley Strong Credit Union, FFB Bank, Citizens Business Bank and Celtic Bank each have one approval. THANK YOU to all our participating banks for your referrals.

The SBA 504 Real Estate Program continues to be a great way to finance the acquisition and/or construction of commercial real estate for commercial owner-users. 504 loans can be used to finance up to **90%** of the cost of your real estate project. 504 Loan can also be used to finance up to 85% of the cost of special use properties, such as cold storage facilities, urgent care, and surgery centers.

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**Cen Cal Business Finance Group**

**Welcomes New Employee  
Marie Brown**



Cen Cal Business Finance Group is excited to announce that Marie Brown has joined the Cen Cal team. Marie has 13 years of experience in banking and credit analysis.