

**May 2025 Newsletter**

**SBA 504 25-year rate 6.393% fixed.**

**SBA 504 20-year rates 6.410% fixed.**

**SBA 504 25-year REFI rate 6.421%, fixed.**

**SBA 504 10-year rates 6.204%, fixed.**

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

Rates slightly decreased.

Rate information: 20 and 25 year rates decreased by 4 basis points (0.04), while 10-year rates decreased by 13 basis points (0.13). 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 remained at 4 business days, and servicing action times are at 5 business days. *Staff cuts at the SBA have changed how we approve Environmental reports in the near term. Also, the new requirements for clearing Permanent Resident Aliens will also slow approvals for those applicants.*

**We had 6 SBA approvals in April, with Tri Counties Bank (2), FFB Bank (2), Mechanics Bank, and Mission Bank.** Year to date, we have 20 approvals. Tri Counties Bank lead with 7 approvals, followed by FFB Bank with 4, Community West Bank with 3, Valley Strong Credit Union with 2, and Pacific Premiere Bank, Mission 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.

**Please visit our website at** [**https://cencalfinance.com/**](https://cencalfinance.com/)

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# Cen Cal Business Finance Group Would Like to Congratulate Lisa Carbajal

# IMG_2494.jpg

Lisa was recently awarded the “Woman with a Heart for Bakersfield” award. Mayor Goh of Bakersfield presented Lisa with the award for her consistent efforts in business and on various boards. These boards include JJ’s Legacy, the Greater Bakersfield Chamber of Commerce, and the Downtown Business Association.

# Cen Cal Business Finance Group’s Coastal Business of the Year is Edward’s Construction

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Cen Cal would like to congratulate Edward’s Construction for receiving our Business of the Year Award. Edward’s Construction did a great job helping to retain and create jobs in the coastal area. Thank you to Pacific Premier Bank for their participation on this project.