

DelVal Finance Corporation

(Contact Michael Schwartz at 717-420-5925 or mschwartz@delval504.com)

Recent SBA 504 loans

DelVal Business Finance Corporation has arranged commitments, in conjunction with first mortgages from banks, for SBA Section 504 long-term, fixed-rate, below-market, subordinated mortgages for the businesses listed below. The SBA 504 program provides 90% financing for the purchase and renovation of owner-occupied property – or for new construction or equipment. Businesses can own their properties with low-cash down-payments, pay rent to themselves and build up equity in the properties – rather than paying rent to others.

\$400,000

SBA 504 Subordinated Mortgage

**AUM Physical
Therapy, PC**

Purchase and renovation of a
\$1,000,000 facility in West Chester, PA

*In conjunction with first
mortgage financing from*

Commerce Bank

\$1,420,000

SBA 504 Subordinated Mortgage

**Star Group
Communications, Inc.**

Purchase of a \$4,000,000
building and land in Philadelphia, PA

*In conjunction with first
mortgage financing from*

Bank of America

\$680,000

SBA 504 Subordinated Mortgage

**Tustin Mechanical
Services, Inc.**

Purchase of a \$1,700,000
building and land in Norristown, PA

*In conjunction with first
mortgage financing from*

Commerce Bank

\$390,000

SBA 504 Subordinated Mortgage

**Economy
Plumbing Supply**

Purchase and renovation of a
\$985,000 building located in the
Germantown section of Philadelphia

*In conjunction with first
mortgage financing from*

Commerce Bank

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\$1,217,000

SBA 504 Subordinated Mortgage

Keystone Garden Estates

A 52-bed, \$3.6 million assisted care facility for Alzheimer patients located in Luzerne County, PA

In conjunction with first mortgage financing from

Grange National Bank

\$1,527,000

SBA 504 Subordinated Mortgage

Red Roof Inn

Purchase and renovation of a \$5,000,000 building located in Lancaster, PA

In conjunction with first mortgage financing from

Community South Bank

\$327,000

SBA 504 Subordinated Mortgage

Carsa, Inc. dba Newark Deli and Bagel

Purchase of formerly leased building worth \$833,000 in Newark, DE

In conjunction with first mortgage financing from

First Bank of Delaware

\$1,890,000

SBA 504 Subordinated Mortgage

Great Valley Pet Hotel, LLC

Purchase and improvement of real estate worth \$5,250,000 in Charleston Twp, PA

In conjunction with first mortgage financing from

Commerce Bank