

Who We Are

Southwest GA United Empowerment Zone, Inc., ([Southwest GA United](#)) is a not-for-profit U.S. Treasury Certified [Community Development Financial Institution \(CDFI\)](#) serving the State of Georgia.

Southwest GA United began in 1994 through the federal Empowerment Zone program, with a mission of reducing poverty and improving the quality of life in rural Georgia. USDA recognized it for operating one of the most successful rural Empowerment Zones in the nation. While it is still a very small financial institution, its assets have grown from less than \$250,000 in 1999 to more than \$8.4 million. It now serves urban locations while continuing services to rural communities.

By stressing both opportunity for all residents and the common community heritage as the links that bind the past with the future, Southwest GA United helps individuals, organizations, and communities set the stage for sustainable growth and development while protecting the natural, cultural and historic character of the area.

Southwest GA United currently provides several financial products throughout the State of Georgia, including a [Micro Loan Program](#), a [Business Loan Program](#), and the [State Small Business Credit Initiative](#). Demand for the loan products continues to grow.

Southwest GA United provides gap financing in combination with community and national banks to help them serve their customers. As a federally recognized CDFI, Southwest GA United can provide flexible loan interest rates, terms, and conditions and take subordinated collateral positions. This flexibility can help banks and their customers complete project financing. In addition to its gap financing, Southwest GA United's Micro Loan and Business Loan Programs can provide direct loans for entrepreneurs and small businesses.



Southwest GA United works with individuals, organizations, and communities to meet local needs.

CDFI MISSION STATEMENT

To make loan funds available to serve low-income people and communities lacking adequate access and accept credit risks beyond the tolerance of regulated lenders.

VISION STATEMENT

Our vision is the creation of a well-educated, attractive, and sustainable community of healthy families.



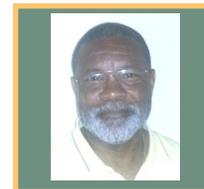
Southwest GA United Empowerment Zone, Inc.

**1150 Industrial Drive, Vienna, GA 31092
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For more information on our loan products contact



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"This institution is an equal opportunity provider and employer."



Southwest Georgia United

A Certified Community Development Financial Institution and A Community Development Corporation



Vienna, GA Offices

Loan Products

**1150 Industrial Drive
Vienna, GA 31092
Tel: 229-268-7592**



Products Offered

State Small Business Credit Initiative (SSBCI) Loans

SSBCI Loan Program

The SSBCI program is designed to provide access to capital to Georgia businesses with less than 500 employees. Urban or rural locations are eligible. Not-for-profit organizations qualify. Projects must create job opportunities in low-to-moderate income, minority, and other underserved communities. Businesses served include enterprises owned by women and minorities.

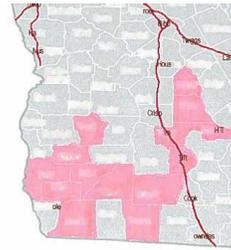
The SSBCI Program provides gap financing in combination with bank or other non-federal funding. The SSBCI Program can provide up to 50% of the loan financing, but usually not more than 30% of the total project costs.

- ◆ **Use of Funds:** Start up costs, working capital, franchise fees, inventory, equipment and machinery, real estate purchase or construction/rehabilitation. Refinancing is usually not eligible.
- ◆ **Loan Amount** may be as much as \$3 million
- ◆ **Borrower's Equity:** Loan applicants are required to provide at least a 10% equity contribution to the project.
- ◆ **Rate and Terms:** Interest rate of 4% to 8%, set slightly lower than bank rate for the project. Loan repayment term can be up to ten years (minimum 12 months). Amortization period may be longer than the loan term. Southwest GA United will subordinate its collateral position to the bank.

Business Loan Program

Available in 14 Georgia Counties

- **Location:** Available in Ben Hill, Baker, Calhoun, Colquitt, Decatur, Early, Miller, Mitchell, Pulaski, Terrell, Thomas, Tift, Turner, and Wilcox counties.



- **Use of Funds:** Funds may be used for the acquisition of land and buildings, new construction and site improvements, renovations, acquisition of machinery and equipment, and working capital.
- **Loan Amounts:** Loan amounts may be as much as \$250,000, up to 75% of the total project costs. The remaining 25% of project costs must be from non-federal sources. Southwest GA United also considers the number of jobs created or maintained and the impact the project has on the community. The federal guideline is one job for each \$25,000.
- **Borrower's Equity:** Loan applicants are required to provide at least a 10% equity contribution to the project.
- **Rates and Terms:** Interest rates may be as low as 6%. The loan term may be as long as ten years. The amortizations period may be longer than the loan term. Repayment conditions can be flexible.

Housing Loans

Southwest GA United provides loans for repair, rehabilitation, or new construction of affordable housing, subject to the availability of funds.



Affordable Rental Home Construction

Loans of as much as \$10,000 for home repairs can be structured to meet the needs of fixed-income borrowers. Loans for construction and rehabilitation for up to 12 months can be as much as \$75,000 when combined with a mortgage commitment ("take out") from a bank or broker.

Micro Loan Program

Businesses

- **Use of Funds:** Funds may be used for inventory, supplies, furniture and fixtures, equipment, minor renovations, debt refinance, and working capital.



Future development site in Cordele.

- **Loan Amounts:** Can be as much as \$50,000. The loan can be as much as 75% of the total project cost.
- **Borrower's Equity:** At least 10% is required.
- **Rates and Terms:** The interest rate is fixed and may be as low as 6%. Loan term may be as long as ten years. An amortization period exceeding the loan term is possible. Personal guarantee(s) are generally required as part of the collateral.

The Micro Loan Program funds small business in rural areas, including start-ups. A Micro Loan can provide up to 75% of the total project cost, and the remaining 25% must be from non-federal funds. Eligible businesses have ten or less full time equivalent employees. Agricultural producers and not-for-profits are eligible borrowers. The Micro Loan Program includes technical assistance to give the borrower the best opportunity for success. Southwest GA United staff members have regular, frequent interactions with its clients. The Micro Loan Program has enabled many new business start-ups and existing business expansions that otherwise would not exist.

In the case of new business start-ups, the underwriting includes evaluation of a realistic formal business plan. Micro Loans for business expansions are based upon the history of the business and a realistic business plan projecting business growth. Micro Loan underwriting also considers the number of jobs created or maintained by the business.