SBA 504 LOAN PROGRAM
Current and Historic
EFFECTIVE INTEREST RATES

Month (Debenture Issued)	25 Year Term	20 Year Term	10 Year Term
September 2026	6.54%	6.53%	6.60%
August 2026			
July 2026	6.17%	6.20%	6.19%
June 2026	6.11%	6.16%	
May 2026	5.95%	6.01%	5.87%
April 2026	5.94%	5.98%	
March 2026	5.72%	5.78%	5.61%
February 2026	5.80%	5.86%	
January 2026	5.85%	5.91%	5.67%
December 2025	5.82%	5.88%	
November 2025	5.86%	5.92%	5.65%
October 2025	5.97%	6.13%	
September 2025	6.00%	6.02%	5.78%
August 2025	6.23%	6.25%	
July 2025	6.37%	6.39%	6.19%
June 2025	6.37%	6.39%	
May 2025	6.39%	6.44%	6.22%
April 2025	6.43%	6.45%	
March 2025	6.28%	6.36%	6.39%
February 2025	6.29%	6.36%	
January 2025	6.52%	6.63%	6.65%
December 2024	6.10%	6.20%	
November 2024	6.33%	6.40%	5.52%
October 2024	6.08%	6.15%	
September 2024	5.77%	5.83%	5.88%
August 2024	6.05%	6.12%	
July 2024	6.24%	6.31%	6.53%
June 2024	6.35%	6.45%	
May 2024	6.56%	6.65%	6.91%
April 2024	6.72%	6.84%	
March 2024	6.29%	6.37%	6.60%
February 2024	6.39%	6.50%	
January 2024	6.36%	6.43%	6.54%
December 2023	6.59%	6.70%	
November 2023	7.11%	7.12%	7.33%
October 2023	7.22%	7.27%	
September 2023	6.81%	6.87%	7.07%
August 2023	6.55%	6.61%	
July 2023	6.58%	6.64%	7.08%
June 2023	6.33%	6.38%	
May 2023	6.03%	6.08%	6.05%
April 2023	5.88%	5.96%	
March 2023	6.33%	6.34%	6.78%
February 2023	5.70%	5.65%	
January 2023	6.00%	5.94%	6.00%
December 2022	5.80%	5.70%	
November 2022	6.22%	6.12%	6.11%
October 2022	6.13%	6.03%	
September 2022	5.35%	5.24%	5.17%
August 2022	4.89%	4.79%	
July 2022	5.02%	4.95%	4.81%
June 2022	5.10%	5.03%	
May 2022	5.03%	4.95%	4.77%
April 2022	4.59%	4.51%	
March 2022	3.84%	3.66%	3.66%
February 2022	3.51%	3.35%	
January 2022	3.13%	2.97%	2.94%
December 2021	2.94%	2.78%	
November 2021	2.92%	2.82%	2.76%

SBA 504 LOAN PROGRAM
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October 2021	3.16%	3.02%	
September 2021	2.98%	2.86%	2.69%
August 2021	2.87%	2.75%	
July 2021	2.82%	2.70%	2.60%
June 2021	2.89%	2.77%	
May 2021	2.94%	2.85%	2.62%
April 2021	3.08%	3.02%	
March 2021	3.048%	3.002%	2.7%
February 2021	2.602%	2.558%	
January 2021	2.540%	2.496%	2.254%
December 2020	2.471%	2.427%	
November 2020	2.399%	2.364%	2.231%
October 2020	2.430%	2.396%	
September 2020	2.410%	2.366%	2.288%
August 2020	2.269%	2.214%	
July 2020	2.410%	2.346%	2.400%
June 2020	2.602%	2.528%	
May 2020	2.761%	2.688%	2.654%
April 2020	3.032%	2.960%	
March 2020	2.881%	2.866%	2.847%
February 2020	3.463%	3.392%	
January 2020	3.714%	3.644%	3.804%
December 2019	3.643%	3.582%	
November 2019	3.800%	3.742%	3.933%
October 2019	3.540%	3.462%	
September 2019	3.458%	3.359%	3.563%
August 2019	3.630%	3.531%	
July 2019	4.011%	3.914%	3.937%
June 2019	4.090%	3.983%	
April 2019	4.532%	4.367%	
March 2019	4.741%	4.586%	4.628%
February 2019	4.771%	4.646%	5.064%
January 2019	4.881%	4.758%	5.064%
December 2018	5.310%	5.260%	
November 2018	5.640%	5.591%	5.590%
October 2018	5.532%	5.492%	
September 2018	5.290%	5.250%	5.252%
August 2018	5.351%	5.301%	
July 2018	5.320%	5.259%	5.302%
June 2018		5.320%	
May 2018		5.222%	5.298%
April 2018		5.029%	
March 2018		4.920%	5.112%
February 2018		4.940%	
January 2018		4.641%	4.657%
December 2017		4.499%	
November 2017		4.510%	4.470%
October 2017		4.635%	
September 2017		4.835%	4.704%