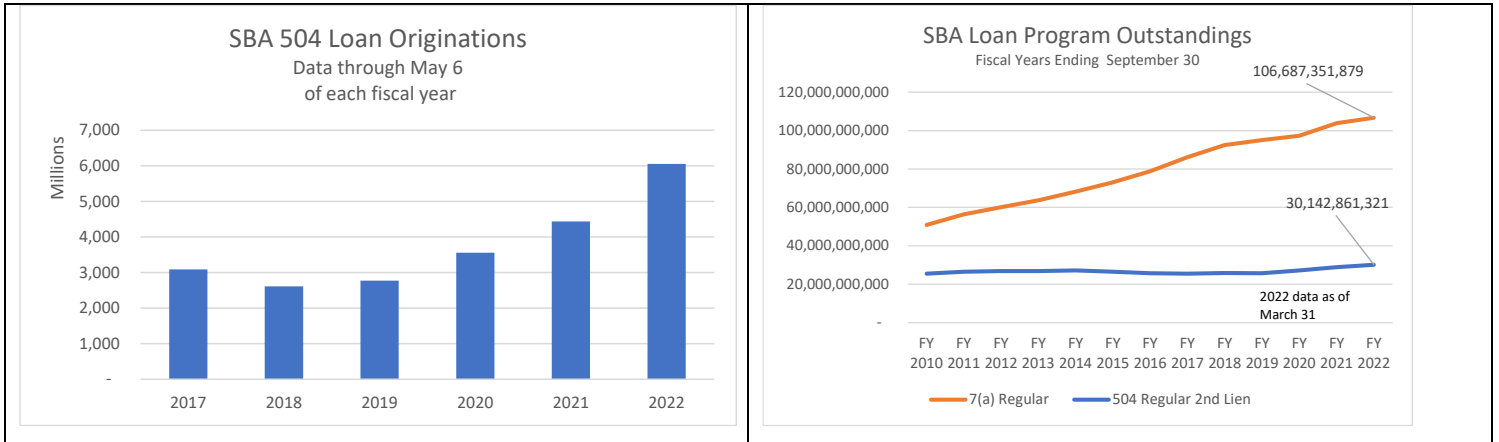
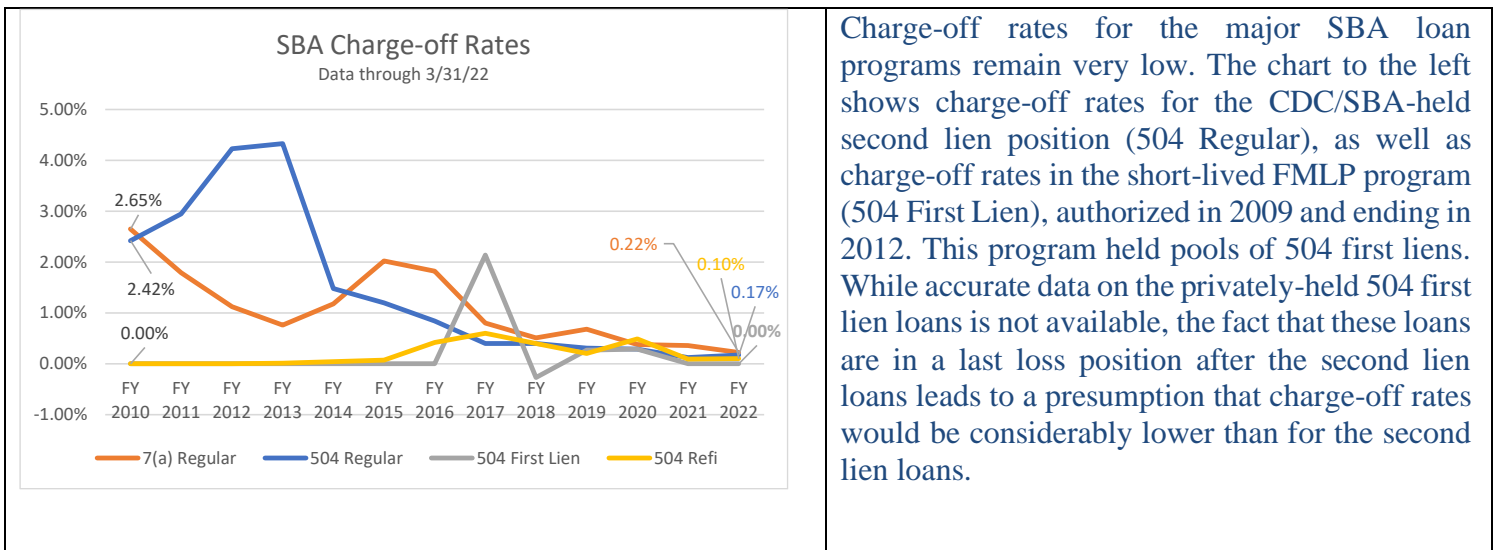


The pace of SBA 504 loan originations slowed a bit in April. Thirty-one weeks into the new fiscal year (started October 1st), 504 loan originations are up 36.6% compared to the same period a year ago. Originations this year are also up 70.1% compared to the same period two years ago. Originations were up 46.3% from the prior year one month ago, so while slowing, this is still exceptional growth. Unpaid Principal Balance of SBA 504 loans stood at \$30.14 billion as of March 31, 2022, up 4.1% compared to the \$28.94 billion figure at year-end FY2021. SBA 7(a) loan originations have not shown the same uptick versus last year, as they are down (4.1%) compared to the same period the previous year, down slightly from the pace a month ago, when originations were down (0.4%) compared to the same period in FY2021. The unpaid principal balance of 7(a) loans is \$106.69 billion at March 31, 2021, up 2.7% compared to year-end FY2021.



The 7(a) program has shown steady growth in loan outstandings in recent years that continued through the end of FY2021 (6.8% in FY2021, 2.3% in FY2020, and 2.9% in FY2019). 504 loans have shown accelerating growth, rising 6.4% to \$28.9 billion at year-end FY2021, after climbing 5.5% in FY2020 and (0.2%) in FY2019. Of course, the published 504 loan figures in the chart above include only the CDC/SBA second lien portion of a 504 loan package. If we include the private lender portion of the same loan projects, which typically accounts for 50% of 504 projects, The total for SBA 504 loan outstandings (1st and 2nd liens combined) would be somewhere in the neighborhood of \$68 billion, still below 7(a) totals, but much closer.



News Blurb(s) of the Month — Community Reinvestment Act Revisions Proposed by US Banking Regulators, Jeffrey P. Taft, Stephanie C. Robinson, Matthew Bisanz, Kerri Elizabeth Webb; Mayer Brown LLP

May 10, 2022 – On May 5, 2022, the US banking regulators¹ proposed revisions to the regulations implementing the Community Reinvestment Act (the “Proposal”).² The Proposal is a comprehensive interagency effort that would change both the process and substantive tests that the regulators use to assess the record of each bank in fulfilling its obligation to the community.

<https://www.mayerbrown.com/en/perspectives-events/publications/2022/05/community-reinvestment-act-revisions-proposed-by-us-banking-regulators>

Top SBA 504 Lenders				
	FY2021 (Through Sep. 30, 2021)	Volume (\$Millions)	FY2022 (Through Mar. 31, 2022)	Volume (\$Millions)
CDCs	Mortgage Capital Development C	\$448.8	Mortgage Capital Development C	\$207.6
2nd Liens	CDC Small Business Finance Cor	\$440.1	CDC Small Business Finance Cor	\$176.7
	Business Finance Capital	\$427.3	Empire State Certified Develop	\$136.9
	Florida First Capital Finance	\$375.3	Business Finance Capital	\$136.6
	Empire State Certified Develop	\$362.7	Florida Business Development C	\$135.8
	Florida Business Development C	\$304.6	Florida First Capital Finance	\$125.0
	WBD, Inc.	\$270.5	California Statewide Certified	\$88.0
	California Statewide Certified	\$267.9	WBD, Inc.	\$83.2
	Mountain West Small Business F	\$264.0	Mountain West Small Business F	\$77.8
	Small Business Growth Corporat	\$245.2	Small Business Growth Corporat	\$66.8
	Total	\$8,218.1	Total	\$5,313.5
Banks/	JPMORGAN CHASE BANK, NATIONAL ASSOCIATION	\$417.2	JPMORGAN CHASE BANK, NATIONAL ASSOCIATION	\$198.6
TPLs	WELLS FARGO BANK, NATIONAL ASSOCIATION	\$231.6	CITY NATIONAL BANK	\$138.3
1st liens	CITY NATIONAL BANK	\$202.9	POPPY BANK	\$135.4
	BANK OF AMERICA, NATIONAL ASSOCIATION	\$193.7	BANK FIVE NINE	\$132.6
	ZIONS BANK, A DIVISION OF	\$152.6	BANK OF AMERICA, NATIONAL ASSOCIATION	\$130.7
	BANK FIVE NINE	\$136.7	WELLS FARGO BANK, NATIONAL ASSOCIATION	\$115.6
	TD BANK, NATIONAL ASSOCIATION	\$126.7	ZIONS BANK, A DIVISION OF	\$93.6
	BANK OF THE WEST	\$117.9	TRUIST BANK	\$82.7
	TRUIST BANK	\$111.0	MUFG UNION BANK, NATIONAL ASSOCIATION	\$78.7
	FIRST-CITIZENS BANK & TRUST COMPANY	\$92.3	KEYBANK NATIONAL ASSOCIATION	\$62.4
	Total	\$10,708.0	Total	\$7,051.7

Top States for SBA 504 Loan Approvals				
	FY2021 (Through Sep. 30, 2021)		FY2022 (Through Mar. 31, 2022)	
CA	\$1,936,220,000	CA	\$1,302,338,000	
FL	\$658,573,000	FL	\$432,148,000	
TX	\$406,503,000	TX	\$274,658,000	
IL	\$346,816,000	IL	\$251,330,000	
NY	\$329,880,000	NY	\$235,372,000	
UT	\$313,330,000	UT	\$211,779,000	
WI	\$297,781,000	MN	\$181,653,000	
MN	\$281,289,000	WI	\$163,616,000	
CO	\$238,617,000	AZ	\$159,645,000	
GA	\$209,152,000	GA	\$143,130,000	
Source: SBA			SBA Fiscal Years end on September 30	

About Us

Equalize Capital LLC is an SEC-registered investment adviser that provides investment management services to the Equalize Community Development Fund (EQCDX) and is responsible for the management of the Fund’s portfolio of investments.

Full Yields & Rates Table						
Asset Yields	Current	1-month ago	1 month change	3-months ago	1-year ago	3-years ago
1m US T-Bill (BEY)	0.67%	0.26%	0.41%	0.03%	0.00%	2.41%
3m US T-Bill (BEY)	1.03%	0.75%	0.28%	0.36%	0.02%	2.41%
6m US T-Bill (BEY)	1.47%	1.20%	0.27%	0.71%	0.03%	2.42%
1y US T-Bill	2.04%	1.78%	0.26%	1.07%	0.05%	2.32%
2y US T-Note	2.61%	2.37%	0.24%	1.50%	0.16%	2.18%
3y US T-Note	2.79%	2.57%	0.22%	1.71%	0.33%	2.15%
5y US T-Note	2.89%	2.66%	0.23%	1.84%	0.84%	2.18%
10y US T-Note	2.93%	2.70%	0.23%	1.92%	1.66%	2.40%
20y US T-Bond	3.32%	2.97%	0.35%	2.30%	2.28%	2.65%
30y US T-Bond	3.10%	2.81%	0.29%	2.24%	2.39%	2.83%
Federal Funds	0.83%	0.33%	0.50%	0.08%	0.06%	NA
Fed Discount Rate	1.00%	0.50%	0.50%	0.25%	0.25%	#VALUE!
Prime Rate	4.00%	3.50%	0.50%	3.25%	3.25%	5.50%
TED Spread	0.41%	0.29%	0.12%	0.15%	0.14%	NA
Swap Rates						
2 Year Swap	2.89%	2.58%	0.31%	1.78%	0.26%	2.26%
5 Year Swap	2.93%	2.67%	0.26%	2.04%	0.93%	2.20%
10 Year Swap	2.99%	2.71%	0.28%	2.12%	1.64%	2.36%
SBA 504 2nd Lien Loan Rates						
10 Yr	4.92%	3.81%	1.11%	3.07%	2.61%	4.35%
20 Yr	5.06%	4.62%	0.44%	3.45%	2.85%	4.26%
25 Yr	5.12%	4.68%	0.44%	3.59%	2.93%	4.39%
Average Prime Rate Offer (APOR) Rates						
10 Yr Fixed	4.10%	3.79%	0.31%	3.04%	2.34%	3.63%
10 Yr Variable	4.33%	4.07%	0.26%	3.24%	3.20%	4.35%
Depository Rates						
1 Mon. CD - Non Jumbo	0.03%	0.03%	0.00%	0.03%	0.02%	0.12%
3 Mon. CD - Non Jumbo	0.06%	0.06%	0.00%	0.06%	0.05%	0.22%
6 Mon. CD - Non Jumbo	0.10%	0.09%	0.01%	0.09%	0.09%	0.41%
1 Yr CD - Non Jumbo	0.17%	0.15%	0.02%	0.13%	0.14%	0.66%
2 Yr CD - Non Jumbo	0.22%	0.19%	0.03%	0.17%	0.17%	0.85%
3 Yr CD - Non Jumbo	0.25%	0.22%	0.03%	0.21%	0.19%	0.98%
Savings	0.06%	0.06%	0.00%	0.06%	0.06%	0.10%
Checking	0.03%	0.03%	0.00%	0.03%	0.03%	0.06%
Money Market - Non Jumbo	0.08%	0.08%	0.00%	0.08%	0.06%	0.19%
Regulatory & Interbank Rates						
Secured Overnight Financing Rate (SOFR)	0.79%	0.29%	0.50%	0.05%	0.01%	2.40%
FHLB Fixed Advances (30 day, < \$15m)	1.06%	0.72%	0.34%	0.35%	0.27%	2.64%

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