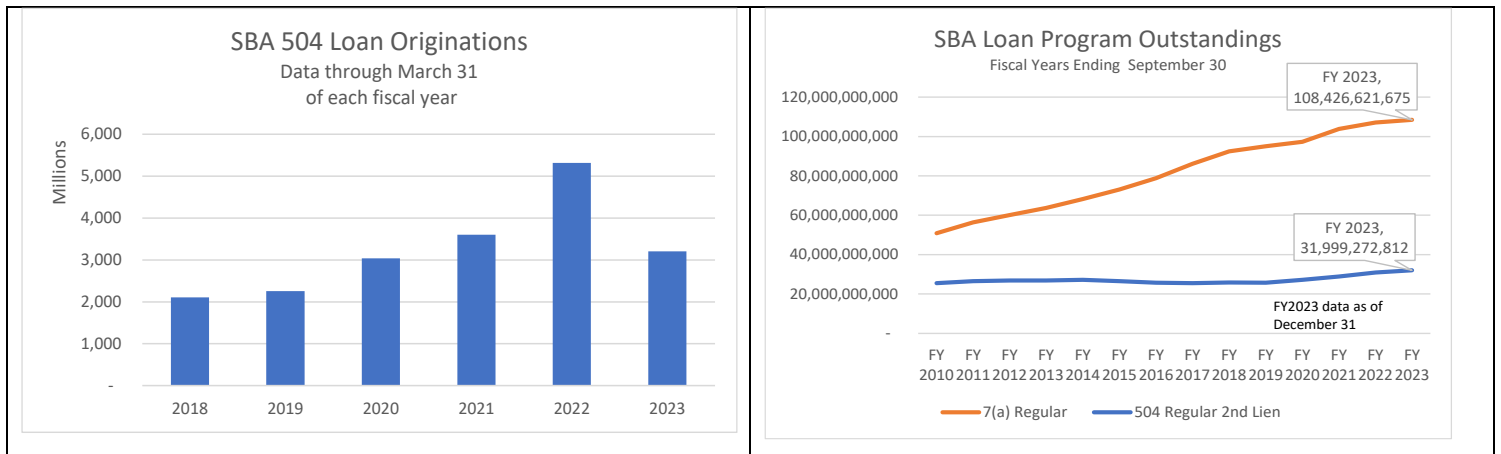
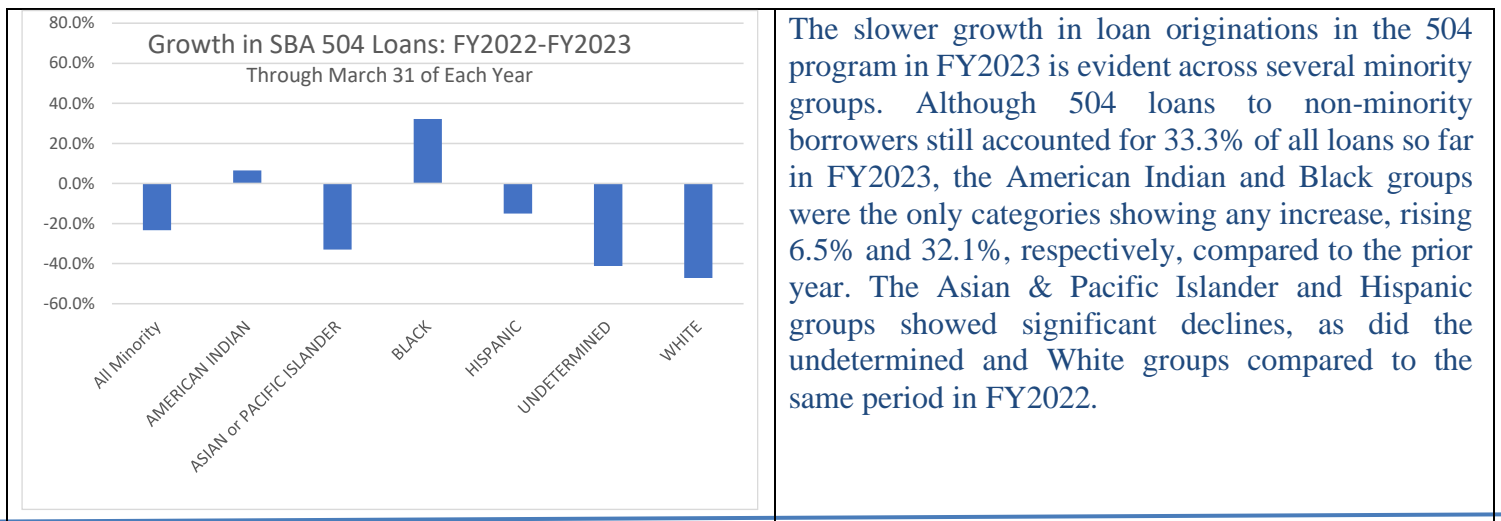


Loan originations under the 504 loan program remain well below the level of the preceding year so far in FY2023, and are currently just slightly above where they were at the same point in FY2020. Through March 31, 2023, 504 loan originations are down 39.8% compared to the same point in FY2022, though this is a modest improvement from the 44.5% decline as of December 31, 2022. We believe this slowdown is primarily due to the rapidly rising interest rate environment and fears of a recession. Unpaid Principal Balance of SBA 504 loans stood at \$32.00 billion as of December 31, 2022, up 3.7% compared to the \$30.87 billion figure at year-end FY2022. Unlike SBA 504 loans, SBA 7(a) loan originations are doing quite well so far in FY2023. Though the pace of originations has slowed compared to the 52.5% jump at December 31, 2022, originations are still up 19.5% at March 31, 2023 compared to the same period in FY2022. The unpaid principal balance of 7(a) loans is \$108.43 billion at December 31, 2022, up 1.2% compared to year-end FY2022.



The 7(a) program has shown steady growth in loan outstandings in recent years that continued into FY2023 (up 1.2% year-to-date in FY2023, 3.1% in FY2022, and 6.8% in FY2021). 504 loans have shown accelerating growth, rising 3.7% year-to-date in FY2023, 6.7% to \$30.9 billion at year-end FY2022, and 6.4% in FY2021. 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 roughly 50% of 504 projects, The total for SBA 504 loan outstandings (1<sup>st</sup> and 2<sup>nd</sup> liens combined) would be somewhere in the neighborhood of \$72 billion, still below 7(a) totals, but equal to approximately 67% of the 7(a) balance.



The slower growth in loan originations in the 504 program in FY2023 is evident across several minority groups. Although 504 loans to non-minority borrowers still accounted for 33.3% of all loans so far in FY2023, the American Indian and Black groups were the only categories showing any increase, rising 6.5% and 32.1%, respectively, compared to the prior year. The Asian & Pacific Islander and Hispanic groups showed significant declines, as did the undetermined and White groups compared to the same period in FY2022.

## News Blurb(s) of the Month — The CRA has little impact on household credit. Can regulators change that?, Kyle Campbell, American Banker

**March 3, 2023** – For a law meant to undo the harms of discriminatory lending practices of the past, the Community Reinvestment Act has little impact on household credit.

<https://www.americanbanker.com/news/the-cra-has-little-impact-on-household-credit-can-regulators-change-that>

Top SBA 504 Lenders				
	FY2022 (Through Sep. 30, 2022)	Volume (\$Millions)	FY2023 (Through Mar. 31, 2023)	Volume (\$Millions)
<b>CDCs</b>	CDC Small Business Finance Cor	\$592.3	Mortgage Capital Development Corporation	\$249.5
<b>2nd Liens</b>	Mortgage Capital Development C	\$586.6	Florida Business Development Corporation	\$213.4
	Empire State Certified Develop	\$426.6	Empire State Certified Development Corporation	\$176.9
	Florida Business Development C	\$419.1	Florida First Capital Finance Corporation, Inc.	\$160.5
	Business Finance Capital	\$414.0	Business Finance Capital	\$142.9
	Florida First Capital Finance	\$372.8	California Statewide Certified Development Corporation	\$117.1
	California Statewide Certified	\$301.7	Small Business Growth Corporation	\$105.8
	Mountain West Small Business F	\$292.0	CDC Small Business Finance Corporation	\$101.7
	WBD, Inc.	\$270.1	Mountain West Small Business Finance	\$97.1
	Small Business Growth Corporat	\$259.4	WBD, Inc.	\$84.4
	<b>Total</b>	<b>\$9,208.0</b>	<b>Total</b>	<b>\$3,204.4</b>
<b>Banks/</b>	JPMORGAN CHASE BANK, NATIONAL ASSOCIATION	\$370.0	BANK FIVE NINE	\$142.2
<b>TPLs</b>	BANK FIVE NINE	\$261.6	BANK OF AMERICA, NATIONAL ASSOCIATION	\$124.2
<b>1st liens</b>	BANK OF AMERICA, NATIONAL ASSOCIATION	\$247.0	JPMORGAN CHASE BANK, NATIONAL ASSOCIATION	\$123.4
	CITY NATIONAL BANK	\$197.2	POPPY BANK	\$113.8
	ZIONS BANK, A DIVISION OF	\$189.6	ZIONS BANK, A DIVISION OF	\$86.4
	POPPY BANK	\$182.5	CITY NATIONAL BANK	\$70.3
	WELLS FARGO BANK, NATIONAL ASSOCIATION	\$180.4	MUFG UNION BANK, NATIONAL ASSOCIATION	\$64.8
	MUFG UNION BANK, NATIONAL ASSOCIATION	\$159.4	HARVEST COMMERCIAL CAPITAL, LLC	\$60.8
	FIRST CITIZENS BANK	\$117.0	FIRST CITIZENS BANK	\$60.5
	HARVEST COMMERCIAL CAPITAL, LLC	\$113.6	WELLS FARGO BANK, NATIONAL ASSOCIATION	\$51.5
	<b>Total</b>	<b>\$12,204.1</b>	<b>Total</b>	<b>\$4,513.8</b>

Top States for SBA 504 Loan Approvals				
	FY2022 (Through Sep. 30, 2022)		FY2023 (Through Mar. 31, 2023)	
CA	\$2,234,541,000	CA	\$703,901,000	
FL	732,352,000	FL	328,045,000	
TX	489,889,000	TX	206,528,000	
IL	430,463,000	IL	156,481,000	
NY	394,153,000	NY	151,293,000	
UT	371,026,000	UT	134,033,000	
MN	326,931,000	GA	117,952,000	
WI	287,098,000	MN	90,804,000	
GA	267,306,000	WI	89,930,000	
AZ	258,938,000	MA	76,357,000	
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)	4.53%	4.81%	-0.28%	4.41%	0.20%	0.20%
3m US T-Bill (BEY)	5.08%	5.01%	0.07%	4.73%	0.70%	0.25%
6m US T-Bill (BEY)	4.98%	5.17%	-0.19%	4.85%	1.19%	0.24%
1y US T-Bill	4.65%	4.90%	-0.25%	4.74%	1.81%	0.25%
2y US T-Note	4.00%	4.60%	-0.60%	4.24%	2.53%	0.23%
3y US T-Note	3.75%	4.31%	-0.56%	3.94%	2.73%	0.29%
5y US T-Note	3.52%	3.96%	-0.44%	3.72%	2.76%	0.41%
10y US T-Note	3.41%	3.70%	-0.29%	3.61%	2.72%	0.73%
20y US T-Bond	3.74%	3.90%	-0.16%	3.91%	2.94%	1.15%
30y US T-Bond	3.62%	3.70%	-0.08%	3.74%	2.76%	1.35%
Federal Funds	4.83%	4.57%	0.26%	4.33%	0.33%	0.05%
Fed Discount Rate	5.00%	4.75%	0.25%	4.50%	0.50%	0.25%
Prime Rate	8.00%	7.75%	0.25%	7.50%	3.50%	3.25%
TED Spread	0.29%	0.08%	0.21%	0.14%	0.32%	1.20%
<b>Swap Rates</b>						
2 Year Swap	4.46%	5.13%	-0.67%	4.72%	2.83%	0.65%
5 Year Swap	3.75%	4.23%	-0.48%	3.92%	2.94%	0.71%
10 Year Swap	3.59%	3.90%	-0.31%	3.74%	2.91%	0.96%
<b>SBA 504 2nd Lien Loan Rates</b>						
10 Yr	6.77%	6.77%	0.00%	6.43%	3.81%	2.84%
20 Yr	5.95%	6.33%	-0.38%	6.28%	4.62%	2.96%
25 Yr	5.88%	6.33%	-0.45%	6.31%	4.68%	3.03%
<b>Average Prime Rate Offer (APOR) Rates</b>						
10 Yr Fixed	5.56%	5.80%	-0.24%	5.89%	3.95%	2.91%
10 Yr Variable	6.13%	6.45%	-0.32%	6.14%	3.83%	3.41%
<b>Depository Rates</b>						
1 Mon. CD - Non Jumbo	0.18%	0.18%	0.00%	0.10%	0.03%	0.10%
3 Mon. CD - Non Jumbo	0.67%	0.61%	0.06%	0.32%	0.06%	0.18%
6 Mon. CD - Non Jumbo	0.97%	0.89%	0.08%	0.52%	0.09%	0.30%
1 Yr CD - Non Jumbo	1.49%	1.36%	0.13%	0.90%	0.15%	0.46%
2 Yr CD - Non Jumbo	1.41%	1.28%	0.13%	0.91%	0.19%	0.59%
3 Yr CD - Non Jumbo	1.31%	1.22%	0.09%	0.90%	0.22%	0.71%
Savings	0.37%	0.35%	0.02%	0.24%	0.06%	0.09%
Checking	0.06%	0.06%	0.00%	0.04%	0.03%	0.06%
Money Market - Non Jumbo	0.54%	0.48%	0.06%	0.29%	0.08%	0.15%
<b>Regulatory &amp; Interbank Rates</b>						
Secured Overnight Financing Rate (SOFR)	4.81%	4.55%	0.26%	4.31%	0.30%	0.01%
FHLB Fixed Advances (30 day, < \$15m)	5.09%	4.99%	0.10%	4.67%	0.64%	0.80%

## 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.