

Wilshire State Bank – SELARC Business Loan Program

January 2010

SELARC (South East Los Angeles Regional Center) Loan Program

WSB has developed an innovative loan program in coordination with SELARC Development, LLC. SELARC is a USCIS authorized Regional Center for the US 34th Congressional District to administer and offer an investment opportunity to alien immigrant investors who are interested in obtaining permanent resident status in the United States (EB-5 program). **Under this program**, each investor is to invest \$500,000, and up to 25 investors (\$12.5 million) would form a limited partnership to participate with **Wilshire State Bank** with **a matching fund (\$12.5 million)** to make asset-based term loans to businesses located within the authorized area.

Due to that the cost of fund for the limited partnership is low, SELARC loan program can provide an interest rate that is approximately 2.0% lower than that of a comparable commercial term loan. This is the *main competitive advantage* of SELARC loan program.

Highlights of SELARC program:

1. Loans to create employment for the borrowing companies
- 2. *Loan approval standard is same as other commercial loans***
3. Borrower must be located within the US 34th Congressional District, which encompasses 10 cities in Los Angeles area including Vernon, Commerce, Bell, Cudahy, Bell Gardens, Maywood, Bellflower, Huntington Park, Downey and certain portions of the City of Los Angeles.
4. Term loans only with maximum term of 5 years
5. Interest rate is 6.0% fixed for the term (rate may slightly change by qualification)
6. Types of businesses approved for this program are:
 - A) Health Care, Hospitals and General Medical facilities
 - B) Accommodation & Food Services
 - C) Food Processing & Manufacturing
 - D) Trucking, Transportation & Warehousing
 - E) Metal & Wood Product & Furniture Manufacturing
 - F) Printing & Paper Manufacturing
 - G) Apparel & Textile
7. Use of loans are: purchase of commercial property for business expansion purposes, purchase of machine and equipment, renovation of business facility, permanent working capital, construction of business facility.

For more information please contact Sungsoo Han, Chief Lending Officer of Wilshire State Bank, at 213-427-6595 or Barry Soltani, program coordinator, at 818-915-2127.
