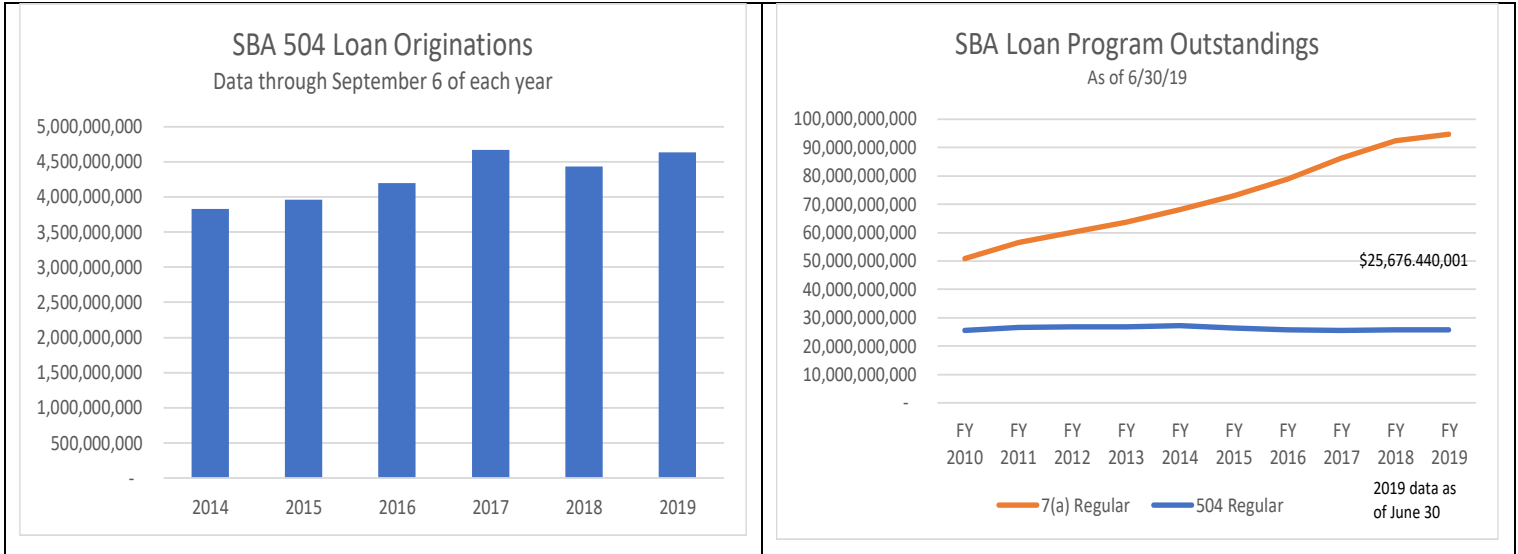
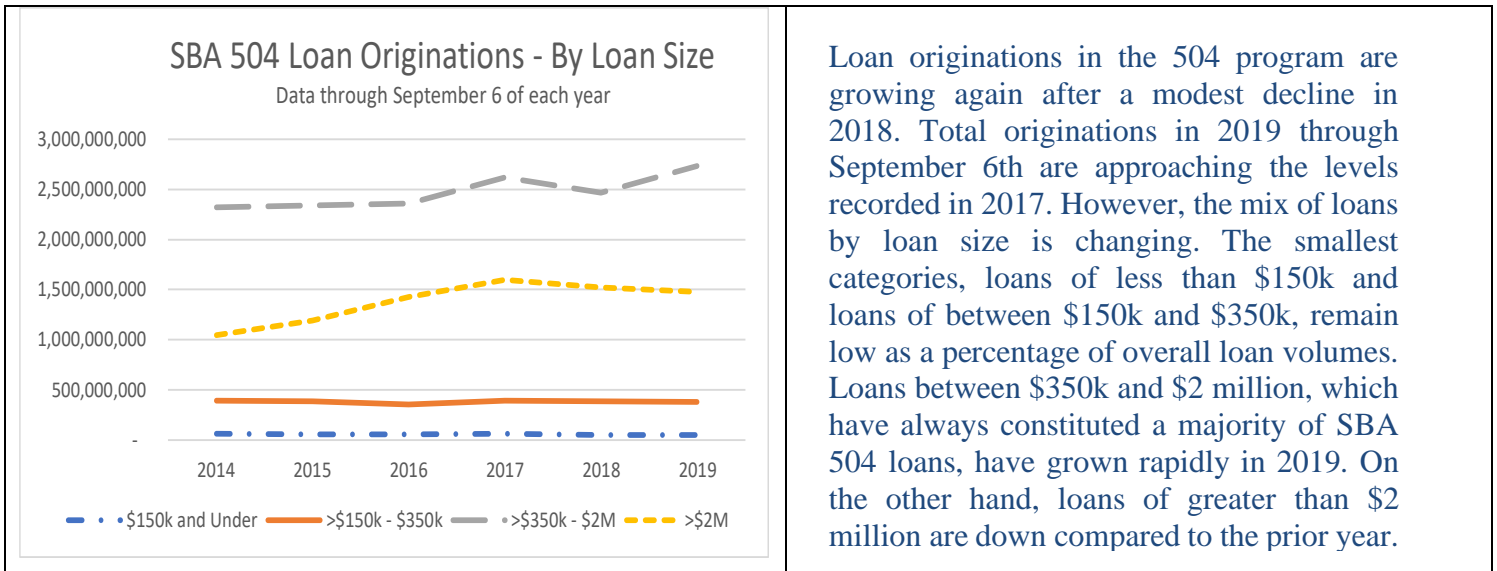


Through September 6, 2019, SBA 504 loan originations are up 4.7% compared to the same period in the prior year, reaching \$4.64 billion year-to-date in 2019 versus \$4.43 billion during the same period in 2018. This reflects a deceleration in originations over the past month, as originations were up 7.2% year-to-date a month ago. The unpaid principal balance of outstanding 504 loans stood at \$25.68 billion as of June 30, 2019, down 0.6% compared to the \$25.83 billion figure at year-end 2018. In contrast, SBA 7(a) loan originations are down 9.0% year-to-date (through September 6) to \$21.20 billion and the unpaid principal balance of 7(a) loans is \$94.60 billion at June 30, 2019, up 2.4% compared to year-end 2018.



While 7(a) loans continue to grow at solid pace (7.2% in 2018), 504 loans have remained in a fairly tight range between \$25 billion and \$27 billion over the last nine years. Of course, the chart above includes only the CDC/SBA second lien portion of a 504 loan package, which typically amounts to roughly 40% of the financing. The first lien loan, usually supplied by a bank or other private sector lender, typically provides another 50% of the project funding.



**News Blurb of the Week – Understanding the CRA performance context**, Michael Grover and Molly Majerle, Community Dividend, Federal Reserve Bank of Minneapolis

**September 4, 2019** – In an essential component of a CRA evaluation, examiners use a blend of quantitative and qualitative information to form a research-based narrative about each bank’s unique environment.

<https://www.minneapolisfed.org/publications/community-dividend/understanding-the-cra-performance-context>

**Top SBA 504 Lenders**

	<b>2018</b>	<b>2019 June YTD</b>
<b>CDCs</b>	CDC Small Business Finance Corporation	Mortgage Capital Development Corporation
<b>2nd Liens</b>	Mortgage Capital Development Corporation Empire State Certified Development Corporation Florida First Capital Finance Corporation, Inc. Florida Business Development Corporation Mountain West Small Business Finance Business Finance Capital California Statewide Certified Development Corporation Small Business Growth Corporation WBD, Inc.	CDC Small Business Finance Corporation Florida First Capital Finance Corporation, Inc. Empire State Certified Development Corporation Business Finance Capital Florida Business Development Corporation California Statewide Certified Development Corporation Mountain West Small Business Finance Small Business Growth Corporation WBD, Inc.
<b>Banks</b>	JPMORGAN CHASE BANK, NATIONAL ASSOCIATION	JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
<b>1st liens</b>	WELLS FARGO BANK, NATIONAL ASSOCIATION BANK OF THE WEST ZIONS BANK, A DIVISION OF BANK OF AMERICA, NATIONAL ASSOCIATION ONEWEST BANK, A DIVISION OF CITY NATIONAL BANK TD BANK, NATIONAL ASSOCIATION POPPY BANK FIRST BANK FINANCIAL CENTRE	WELLS FARGO BANK, NATIONAL ASSOCIATION BANK OF THE WEST ZIONS BANK, A DIVISION OF BANK OF AMERICA, NATIONAL ASSOCIATION ONEWEST BANK, A DIVISION OF CITY NATIONAL BANK TD BANK, NATIONAL ASSOCIATION CALPRIVATE BANK POPPY BANK

**Top States for SBA 504 Loan Approvals**

	<b>2018</b>		<b>2019 June YTD</b>
CA	\$1,210,462,000	CA	\$869,228,000
FL	364,443,000	FL	306,777,000
TX	261,656,000	TX	187,350,000
NY	200,095,000	IL	148,824,000
IL	199,955,000	MN	142,136,000
UT	179,644,000	UT	133,148,000
MA	174,681,000	MA	119,139,000
MN	166,200,000	CO	118,866,000
CO	152,154,000	NY	106,311,000
GA	130,920,000	WA	104,077,000

Source: SBA

**About Us**

Bluestone Capital Partners LLC is an SEC-registered investment adviser that provides investment management services to the Bluestone Community Development Fund (BLUCX) 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)	2.04%	2.05%	-0.01%	2.30%	1.98%	0.24%
3m US T-Bill (BEY)	1.96%	2.00%	-0.04%	2.28%	2.14%	0.35%
6m US T-Bill (BEY)	1.87%	1.95%	-0.08%	2.15%	2.30%	0.51%
1y US T-Bill	1.74%	1.78%	-0.04%	1.97%	2.53%	0.58%
2y US T-Note	1.58%	1.63%	-0.05%	1.85%	2.71%	0.79%
3y US T-Note	1.52%	1.58%	-0.06%	1.82%	2.78%	0.93%
5y US T-Note	1.49%	1.57%	-0.08%	1.85%	2.82%	1.23%
10y US T-Note	1.63%	1.74%	-0.11%	2.09%	2.94%	1.67%
20y US T-Bond	1.91%	2.03%	-0.12%	2.36%	3.03%	2.05%
30y US T-Bond	2.11%	2.26%	-0.15%	2.57%	3.11%	2.39%
Federal Funds	2.12%	2.10%	0.02%	2.34%	1.91%	0.39%
Prime Rate	5.25%	5.25%	0.00%	5.50%	5.00%	3.50%
<b>Swap Rates</b>						
2 Year LIBOR Swap	1.57%	1.61%	-0.04%		2.91%	1.01%
5 Year LIBOR Swap	1.41%	1.40%	0.01%		2.96%	1.17%
10 Year LIBOR Swap	1.51%	1.60%	-0.09%		3.00%	1.43%
<b>SBA 504 2nd Lien Loan Rates</b>						
10 Yr	3.55%	3.92%	-0.37%	4.35%		
20 Yr	3.36%	3.53%	-0.17%	3.98%	5.24%	4.08%
25 Yr	3.46%	3.63%	-0.17%	4.09%	5.29%	
<b>Depository Rates</b>						
1 Mon. CD - Non Jumbo	0.12%	0.12%	0.00%	0.12%	0.10%	0.06%
3 Mon. CD - Non Jumbo	0.20%	0.21%	-0.01%	0.21%	0.16%	0.08%
6 Mon. CD - Non Jumbo	0.38%	0.40%	-0.02%	0.41%	0.26%	0.13%
1 Yr CD - Non Jumbo	0.54%	0.57%	-0.03%	0.66%	0.44%	0.22%
2 Yr CD - Non Jumbo	0.71%	0.76%	-0.05%	0.84%	0.64%	0.36%
3 Yr CD - Non Jumbo	0.83%	0.88%	-0.05%	0.97%	0.79%	0.49%
1 Mon. CD - Jumbo	0.15%	0.15%	0.00%	0.15%	0.12%	0.07%
3 Mon. CD - Jumbo	0.24%	0.24%	0.00%	0.25%	0.18%	0.09%
6 Mon. CD - Jumbo	0.43%	0.45%	-0.02%	0.47%	0.29%	0.14%
1 Yr CD - Jumbo	0.61%	0.64%	-0.03%	0.73%	0.48%	0.23%
2 Yr CD - Jumbo	0.76%	0.81%	-0.05%	0.90%	0.69%	0.39%
3 Yr CD - Jumbo	0.88%	0.93%	-0.05%	1.02%	0.84%	0.52%
Savings	0.09%	0.09%	0.00%	0.10%	0.08%	0.06%
Checking	0.06%	0.06%	0.00%	0.06%	0.05%	0.04%
Money Market - Non Jumbo	0.19%	0.18%	0.01%	0.19%	0.13%	0.08%
Money Market - Jumbo	0.30%	0.29%	0.01%	0.29%	0.21%	0.12%
<b>Regulatory Rates</b>						
Secured Overnight Financing Rate (SOFR)	2.12%	2.11%	0.01%	2.39%	1.94%	
Broad General Collateral Rate (BGCR)	2.11%	2.10%	0.01%	2.37%	1.91%	
Tri-Party General Collateral Rate (TGCR)	2.11%	2.10%	0.01%	2.37%	1.91%	
FHLB Fixed Advances (30 day, < \$15m)	2.24%	2.29%	-0.05%	2.52%	2.25%	0.63%

#### About Us

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