

Construction Loan

Eligible Properties	Financing Parameters
Market Rate Multifamily	<p>Timing to Close: 60 - 90 Days</p> <p>Loan Size: \$10M - \$150M</p> <p>LTV: Up to 75% LTV "as-Stabilized" / 80% LTC of Total Project Costs</p> <p>Lien Position: First Mortgage</p> <p>Loan Term: 2 and 3 Year term</p> <p>Extensions: Multiple 1 Year or 6 Month extensions, subject to performance hurdles</p> <p>Interest Rate: 1-Month LIBOR + 600 - 800bps</p> <p>Amortization: Interest - Only</p> <p>Debt-Yield: Debt Service Reserve will be calculated on a Case-by-Case Basis.</p> <p>Recourse: Non-Recourse, other than standard "bad boy acts"; Completion Guaranty may be required</p> <p>Deposits: Expense Deposit adequate to cover third party reports, legal fees and other customary deal costs</p> <p>Origination & Exit Fees Market Competitive fees adjusted to loan size, timing and complexity</p>
Student Housing	
Residential Condominiums	
Market Rate Multifamily	
Aged Restricted Multifamily	
Target Markets	
Virginia Tennessee	
North Carolina Kentucky	
South Carolina Alabama	
Georgia Texas	
Florida Arizona	
Colorado Utah	
New Mexico Nevada	