



## Multifamily Mezzanine Loans

**Purpose:** Mezzanine financing for stabilized multifamily properties

**Project Types:** Affordable multifamily, rental and supportive housing projects

**Eligible Borrowers:** Non-profit organizations, limited partnerships and single asset entities with non-profit sponsors, and mission-aligned for-profit entities

**Geography:** Alameda, Contra Costa, Marin, Monterey, Napa, San Benito, San Francisco, San Mateo, Santa Clara, Santa Cruz, Solano, Sonoma, and San Joaquin County

**Loan Amount:** Up to \$5,000,000. Larger loans may be considered for projects that meet the appropriate credit profile

**Term:** Up to 10 years

**Interest Rates:** Competitive rates based on the transaction structure. Please call to inquire about current interest rates.

**Fees:** • Origination Fee – 2% of loan amount for loans up to \$2 million; 1.5% for larger loans; \$5,000- \$10,000 non-refundable application fee (will be applied to origination fee at loan closing)

• Borrower is responsible for lender's legal fees and all third party costs

**Collateral:** Lien in no less than 2nd position on subject property, or corporate guaranty  
Loan-to-Value Housing Trust will ensure reasonable parameters based on underlying project and sponsor profile

**Repayment:** Amortizing payments based on up to a 30-year schedule OR interest only, up to 5 years

**DSCR 1.05:** combined

**Recourse/Guaranties:** Full recourse for corporate guaranty, or non-recourse or partial recourse may be considered for real estate secured loans.

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