



## 501(c)(3) Product

### FULL TERM INTEREST-ONLY TAX EXEMPT FINANCE PRODUCT

#### Project Suitability:

- Products available to finance acq/rehab, construction to perm, and refinance of existing assets
- Minimum of 90% of units set aside for tenants earning 80% AMI or less
- Project to be wholly owned by a 501(c)(3) and eligible for 501(c)(3) bonds
- Minimum of \$10 Million loan/bonds
- Property located in MSA with a population of 100,000+

#### Loan / Bond Purchase Sizing:

- Maximum loan amount is lower of (i) 90% loan-to-value or (ii) 1.15 debt service coverage of projected stabilized net operating income
- **Loan sizing based on interest-only payments (no amortization)**
- Loan amount from Align is approximately **8% to 10% higher** than the loan amount that typically would be available through Agencies (Fannie Mae / Freddie Mac)

#### Loan Amount / Payment / Term:

- **Interest-only** payments for the entire loan term resulting in monthly payments equal to or less than the monthly payments due on a comparable Agency loan (sized using 35-year amortization, 1.15 debt service coverage)
- Adjustable and fixed rate products available
- Loan term of 7+ years
- Various prepayment options are available

#### Other Terms:

- Non-recourse, subject to typical Agency carveout guaranties
- Minimum origination fee of 1.0%