



Mezz Product

FULL TERM INTEREST-ONLY TAX EXEMPT FINANCE PRODUCT

Project Suitability:

- New Construction
- Minimum of 20% of units set aside at 50% AMI
- Received allocation of private activity tax exempt bonds
- Mezzanine Loan minimum of \$3 Million
- Property located in MSA with a population of 100,000+

Mezz Loan/Bond Amount:

- **Mezz loan 65%-85% of capital stack**
- Mezz loan is substitute for higher cost equity capital

Mezz Loan Terms / Payment:

- **Interest-only** for the entire term
- Low current interest rate, with remaining interest to accrue and become due on maturity
- Fixed rate
- Term between 5 and 8 years
- Loan may be repaid following the 36th to 60th month with no penalty

Other Terms:

- Guaranty through completion of construction
- Minimum origination fee of 1.0%