



Uses	Acquisition/rehab and refinancing of operating rental, commercial, and mixed-use properties, including in New Markets Tax Credit developments
Loan amount	Up to \$7,000,000 for Mini-perm Loan Up to \$3,000,000 for Permanent Loan
Loan term	5 to 7 years for Mini-perm Loans 10 years for Permanent Loans (18 years for LIHTC-financed projects)
Interest rate	Please call us for current fixed rates
Collateral/security	1st or 2nd position mortgage/deed of trust on the financed property Maximum LTV 95% with stabilized occupancy For NMTC Leverage Mini-Perm Loans, security will include pledge of ownership interests, grant funds, earned developer fees
Payments	Monthly P&I payments based on 15 to 30-year amortization Minimum DSCR of 1.15x for 1st position, 1.05x for 2nd position Debt service payments and replacement reserve deposits made from property cash flow Replacement reserves will be held by NeighborWorks Capital
Repayment source	Refinancing or sale of property
Fees	Application fee - \$1,000 Origination fee - 1.00% to 1.50% of loan amount
Third-party reports	Appraisal, market study, Phase I/II environmental, capital needs assessment



Without NeighborWorks Capital participation in our loans, it would be difficult for us to finance many larger developments and New Market Tax Credit projects throughout the Mid-South region. Since 2014, NeighborWorks Capital has provided loan participations to bridge, acquisition and mini-permanent loans."

Phil Eide, SVP Community and Economic Development, Hope Enterprise Corporation