



<b>Uses</b>	To purchase land and/or operating properties planned for future residential and commercial development, preservation of affordability, or other redevelopment/reuse activities
<b>Loan amount</b>	Up to \$10,000,000
<b>Loan term</b>	Up to 36 months for land/vacant building acquisition Up to 60 months for operating property acquisition
<b>Interest rate</b>	From 5.00%, dependent on lien position, loan term, and complexity of the process to move the project to construction or other start point  Payments are generally interest-only
<b>Collateral/security</b>	First or subordinate mortgage/deed of trust on the property being acquired  Maximum 85% LTV for unimproved land and vacant buildings  Maximum 95% LTV for operating properties
<b>Repayment source</b>	Construction or permanent financing, depending on project type and timeline
<b>Fees</b>	Application Fee - \$1,000  Origination Fee - 1.00% to 1.50% of loan amount
<b>Third-party reports</b>	Appraisal, Phase I/II environmental, market study, capital needs assessment for operating property



*Working with NeighborWorks Capital was an incredibly streamlined process backed by a strong team of origination, underwriting and closing professionals. In addition to the land acquisition financing, the predevelopment loan option allows us to draw down funds as we incur costs prior to construction close."*

**Stephen Swiecicki**, Acquisitions Manager, Community HousingWorks