

For more information:

West & Midwest

Neil Warner
Ph: (513) 515-6151
Fax: (513) 777-6957

Southeast

Jim Goodspeed
Ph: (407) 782-9010
Fax: (407) 290-8349

Northeast

Lowell Warner
Ph: (315) 244-5276
Fax: (518) 483-5992



Multifamily Finance

ONE UNDERWRITING

ONE APPROVAL

ONE COMMITMENT

ONE CLOSING PROCESS

Don't lose an acquisition or refinance opportunity because your mortgage loan amount falls short. Our Advantage Program's mezzanine option enables you to receive fast, simple and reliable mezzanine capital, without the headache and expense typically associated with the mezzanine financing process of the burden of seller seconds.

Mezzanine Program

Eligible Properties

- Multifamily & Mobile Home Parks
- No mixed-use

Maximum LTV

85% combined

Loan Amount

Up to 10% of appraised value

Min/Max Loan Size

\$100,000 to \$400,000

Mezzanine Coupon

- 12.95% fixed (7 and 10 year term)
- 13.15% fixed (5 year term)

Mezz Term

5, 7 and 10 year balloons available

Amortization

- A Note—30 year schedule
- B Note—30 year schedule

Minimum DSC

- 1.07x combined

Reporting Requirements

Monthly until B note is securitized.
Quarterly thereafter.

Administrative Fee

\$1,000 (in addition to registration fee)

Origination

1% of B Note

Credit Score

700 and above

Recourse

100% for both A and B Notes
(regardless of LTV)

Prepayment Penalty

- A Note—Step down percentage
- B Note—Yield Maintenance
- B Note may be retired independently

Lockout

Lockout is 2 years from B Note closing

Asset Quality

NFR "Good or Better"