### Loan Product
- **Purpose (Uses)**: Acquisition funding
- **Construction to Permanent**: Rehabilitation or construction
- **Bridge**: Short-term financing with an identified takeout
- **Unitranche**: Acquisition/construction financing in coordination with City First Enterprises that provides an LTV of up to 90%

### Borrower Eligibility
- For profit and not for profit developers and investors

### Amount
- $21,000,000

### Geography
- District of Columbia, Maryland, Virginia, Delaware, Pennsylvania, California

### Term
- Up to 10 years
- Up to 7 years
- Up to 24 months (longer for LIHTC)
- Up to 7 years

### Amortization
- Up to 30 years

### Rates Range
- CFB Cost of Funds + Spread

### LTV
- Raw Land - 50%
- Land Development - 60%
- Commercial/Multi-family - 80% (1-4 units)
- Improved Property - 80%
- Up to 75%
- Up to 75%
- Up to 90%

### LTC
- Up to 85%

### Repayment
- Monthly P&I
- Monthly Interest only during construction, typically paid from Interest Reserve followed by P&I
- Monthly Interest Only, typically paid from Interest Reserve
- Monthly P&I

### Origination Fee
- 1% - 2%

### Other Fees
- Settlement Costs and Due Diligence Fees Covered by Borrower

### Collateral
- 1st Lien

### Debt Service Coverage Ratio (DSCR)
- 1.20x at stabilization

### Affordability Requirements
- At or below 120% of MFI
| Guarantee Requirements | Any owner with 20% or more ownership interest(s) |