

## Loan Term Sheet

	Small Multifamily Investor Loan
<b>Description</b>	First Mortgage Financing of Small Multi-Family Assets for Emerging Investor-Owners
<b>Property Type</b>	2-20 Unit PPL Re-Seed Small Multifamily Properties
<b>Source of Repayment</b>	Amortizing loan with balance due at Maturity
<b>Collateral</b>	1st mortgage lien on real estate
<b>Loan-to-Value</b>	90% of Appraised Value *appraisal or BPO within 90 days
<b>Term</b>	10 Years
<b>Amortization</b>	30 years
<b>Interest Rate</b>	4.5% Fixed
<b>Debt Coverage Ratio (DCR)</b>	1.15 minimum
<b>Tenant Income Restrictions</b>	60% AMI through 2030 *Properties subject to LURA
<b>Fees</b>	\$5,000 flat origination fee

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