MINI-PERMANENT: COMMUNITY FACILITIES

For land and building acquisition, predevelopment costs and critical repairs.

**Project Types**
- Charter schools
- Community health facilities
- Nonprofit service or office space

**Eligible Borrowers**
- Nonprofit organizations
- Limited partnerships and single asset entities with nonprofit sponsors
- Mission aligned for profit entities

**Loan Amount**
$500,000 to $3,000,000

**Term**
Up to seven years; 25-year amortization

**Interest Rate**
Fixed and variable interest rate options available (variable rates based on LIBOR). Check for current interest rates.

**Fees**
Up to 2% of loan amount; half payable at commitment, balance due at closing. Borrower is responsible for payment of legal fees and all third party costs including appraisal, Phase I, etc., if applicable.

**Collateral**

- 1st lien deed of trust on real estate
- Other collateral as appropriate

**Loan-to-Value**

**80% Loan-to-value based on “as is” appraised value**

**Debt Service Coverage Ratio**

Minimum 1.20x (ratio subject to potential takeout financing available)

**Repayment**

- Interest only or amortizing payment, payable monthly
- Principal due at earlier of permanent financing or maturity date
- In some cases the loan will be structured with a principal and interest payment, payable monthly
- No prepayment penalty

**Recourse/Guaranties**

Loans will have full recourse to the borrower and guaranty from project sponsor, if applicable.

For more information, contact Noni Ramos at 415.395.0956.