

Affordable Housing Acquisition Loan Term Sheet



Terms

- 12-24-months
- Up to \$6,500,000.
- Interest due debited from loan proceeds on the 15th of every month.

Fees

- No application fee.
- 1% loan fee due at closing.
- Documentation fee varies and is estimated at time of commitment.

Use of Funds

Acquisition of land or buildings prior to closing on construction financing. Sample uses include:

- Low-Income Housing Tax Credit (LIHTC) is allocated for project, but purchase agreement is expiring, or option fees are escalating, and the project is not ready to close on construction financing.
- Assembly of scattered sites require multiple real estate closings prior to LIHTC closing.
- A multi-phase project requires acquisition and subdivision of larger site at Phase I closing.
- Re-zoning or permitting process requires developer acquire site prior to construction closing.
- Can be combined with IFF predevelopment loan to pay for pre-construction soft costs.

Eligible Developments

Rental housing developments utilizing LIHTC financing, or properties utilizing a public funding source which restricts household income and unit rent to a maximum of 80% Area Median Income (AMI) for the majority of project units. For profit developers - LIHTC only.

Rate

Fixed interest rate locked at time of approval. Rate is 7.25% as of October 2025.

Collateral

First position mortgage on real estate acquired for future development. No Loan to Value (LTV) limit with LIHTC allocation in hand. Full recourse to developer/borrower.