

## REIT MULTI-FAMILY FINANCING



LOAN AMOUNT	<i>\$1,000,000 Minimum</i>
LOAN TERM	<i>5, 10, 30 years</i>
AMORTIZATION	<i>Up to 40 years</i>
DSCR	<i>1.15</i>
MAXIMUM LTV/CLTV	<i>65% / 80%</i>
MIN FICO	<i>660</i>
FIXED RATE	<i>Available</i>
ADJUSTABLE RATE	<i>Available</i>
ELIGIBLE PROPERTY	<i>Multi-Family, Assisted Living, Student Housing, Mixed-use, Mobile Home Parks</i>
ELIGIBLE BORROWER	<i>Single asset entity</i>
TAX AND INSURANCE ESCROWS	<i>Monthly deposits required</i>
REPLACEMENT RESERVES	<i>Per industry standards for property</i>
RECOURSE	<i>Non-recourse</i>
PREPAYMENT	<i>Treasury defeasance or yield maintenance</i>
SUPPLEMENTAL LOANS	<i>Eligible for secondary financing</i>
REQUIRED REPORTS	<i>Expense Deposit will be utilized to obtain an appraisal, property condition assessment and an environmental site assessment</i>

### **Sphynx Financial**

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