

Bridge Loan Program

Loan Purpose	<p>This program is specifically designed for properties that are either stabilized or are in need of minor to moderate renovation or other value-add strategy.</p> <p>For value-add situations, our bridge loan program can be used to fund moderate rehabilitation or retenanting where the Borrower requires short-term debt to finance renovations to complete a value add strategy and secure permanent financing through a FHA or Fannie Mae execution.</p>
Eligible Properties	Multifamily, Mobile Home Park and Seniors Housing
Loan Amounts	\$3 - \$30 million (larger or smaller upon request)
Deal Structure	Variable Rate First Mortgages
Term	Up to 3 years
Amortization	Interest-only (some amortization may be required after first two years of term)
Pricing	Spread over 30-day LIBOR (typical spread ranges from 175 to 350 basis points)
Loan Commitment Fees	0.50% to 1.0%
Application Fees/Deposits	\$7,500 per property non-refundable processing fee (fee depends on loan size and complexity) plus \$15,000 to \$20,000 per property escrow deposit to cover the cost of the appraisal, structural/engineering, and environmental reports, travel and due diligence.
Interest Rate	30-day LIBOR
Prepayment/Exit Fees	The loan will open to prepayment subject to the payment of an exit fee. The exit fee shall be waived if Greystone provides permanent financing.

Continued on Reverse

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Borrower Recourse	Typically non-recourse with standard carve-outs for environmental, bankruptcy, fraud and misapplication of funds, etc. Partial recourse and/or operating deficit and completion guaranty may be required for properties undergoing more significant renovation.
Maximum LTV	Up to 85.0%
Minimum Debt Service Coverage	The loan amount is sized such that the DCR will provide a minimum coverage of 1.25x at the actual interest rate. If coverage is anticipated to be less than 1.25x at the actual interest rate, Lender will establish an interest reserve. The loan amount is also sized based on sufficient evidence that rents can be increased to provide sufficient cash flow to support a DCR at a stressed constant of 1.25x on multifamily properties (including MHP's), 1.35x for independent living and 1.45x for assisted living.
Equity Requirement	Typically not less than 15.0% cash equity.
Escrows	Taxes, Insurance and Replacement Reserves.
Third-Party Reports	MAI Appraisal (expanded or separate market study may be required for properties with a value-add component). Environmental Phase I and Engineering/Structural Report prepared by approved professionals.