

www.HuntRealEstateCapital.com

HUNT MULTIFAMILY MEZZANINE FINANCING PROGRAM

Hunt Multifamily Mezzanine Financing Program provides attractive financing for borrowers seeking to increase leverage through the Fannie Mae Conventional DUS Mortgage Loan program. Hunt Real Estate Capital provides the DUS Mortgage Loan and the Mezzanine loan simultaneously.

PROPERTY TYPES

- Conventional multifamily properties with a minimum conventional fixed-rate DUS loan of \$10 million
- Student Housing, Manufactured Housing communities and Affordable Housing communities considered on a case-by-case basis

MARKETS

- Primary and secondary MSAs, within the United States

MAXIMUM LTV

- Up to 85%

MINIMUM DSCR

- The minimum combined DSCR of the conventional DUS loan and the mezzanine loan is 1.10x

LOAN AMOUNT

- Minimum \$1 million
- The Fannie Mae DUS loan must have a minimum initial loan balance of \$10 million

TERM

- Mezzanine loans may have a term of up to 10 years and must be coterminous with the underlying DUS senior mortgage loan

INTEREST RATE

- The mezzanine loan has a competitive fixed-rate that, when blended with the rate on the underlying DUS Loan, offers attractive all-in pricing
- The underlying conventional DUS loan must be fixed-rate

FUTURE FUNDING

- The mezzanine loan may be funded in incremental advances throughout the loan term, subject to certain restrictions

SUPPLEMENTAL FINANCING

- DUS supplemental loans can be used to pay off the Mezzanine Loan as well as provide future additional leverage

AMORTIZATION

- Typically interest-only subject to certain restrictions

PREPAYMENT

- Declining annual prepayment premium schedule
- No prepayment premium is charged during the final 90 days

SECURITY AND RECOURSE

- Pledge of ownership interest secured by UCC filing
- Lender will have recourse to the Borrower if the mezzanine or mortgage borrower declares bankruptcy

FEES

- Origination fee
- Exit fee is waived if HREC provides take-out financing

FOR MORE INFORMATION ON HUNT REAL ESTATE CAPITAL, PLEASE CONTACT:

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