

NewPoint Impact 4% Tax-Exempt Bond Financing

NewPoint invests in a municipal bond that finances the new construction or acquisition/rehabilitation and permanent financing of affordable rental housing in conjunction with the 4% LIHTC program.

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| ELIGIBILITY | <ul style="list-style-type: none"> Nationwide rental projects financed in conjunction with 4% LIHTC. Minimum of 60% of units must be subject to tenant income restrictions. Borrower may be for-profit or 501(c)(3). |
| MINIMUM FINANCING AMOUNT | \$8 million. |
| PERMANENT SIZING | 1.10x DSCR (interest-only constant permitted). 70% LTC. |
| CONSTRUCTION SIZING | Permanent sizing plus any amounts necessary to satisfy the 50% test. Ability to bridge LIHTC with credit-worthy counterparties. |
| INTEREST RATE | Variable or fixed. Fixed rate generally 275-300bps over fixed leg of 15-year SIFMA swap; Permanent rate locked at closing. |
| AMORTIZATION | 40 years. Full-term interest only available for projects with deeply discounted rents or majority of units subject to HAP/Section 8. |
| GUARANTEES | Completion and Stabilization. |
| CONVERSION | 90% economic occupancy for 90 days. 1.10x DSCR. |
| PREPAYMENT | Defeasance for 14.5 years of permanent phase. Freely prepayable thereafter. |
| TERM | 40 years after construction. Bondholder can demand full repayment with 12 months notice after 15 years. |
| TAXABLE TAILS | Permitted. |
| TIMING | Able to close 60 days after receipt of third parties. |
| CONSTRUCTION LOAN ADMINISTRATOR | NewPoint. |

NEWPOINT.COM



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