

NewPoint Impact Resyndication Bridge Loan

NewPoint Impact provides financing for the acquisition or refinancing of an affordable rental property being repositioned for a recapitalization with 4% LIHTCs.

ELIGIBILITY	<ul style="list-style-type: none"> Nationwide rental projects being repositioned for a 4% LIHTC recapitalization. Experienced LIHTC developers.
MINIMUM INVESTMENT AMOUNT	\$15 million
LOAN SIZING	1.05x DSCR. 95% Purchase Price.
INTEREST RATE	Competitive spreads over 1 month term SOFR.
INTEREST RATE PROTECTION	Interest Rate Cap required.
TERM	2 years with two 1-year extension options.
AMORTIZATION	Not applicable.
GUARANTIES	Non-recourse with standard carve-outs.
EXIT FEE	3.0% if exit financing is not provided by a NewPoint affiliate.
TAXES AND INSURANCE ESCROW	Generally required.
REPLACEMENT RESERVE DEPOSITS	Generally required.
FEES	Standard application, origination and HUD fees apply. NewPoint's outside counsel fee to be quoted for each transaction.

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