

# NewPoint Impact 4% Tax-Exempt Bond Financing

NewPoint Impact provides 4% Tax-Exempt Bond Financing for the new construction or acquisition/rehabilitation and permanent financing of affordable rental housing in conjunction with the 4% LIHTC program.

<b>ELIGIBILITY</b>	<ul style="list-style-type: none"> <li>Nationwide rental projects financed in conjunction with 4% LIHTC.</li> <li>Minimum of 60% of units must be subject to tenant income restrictions.</li> <li>Borrower may be for-profit or 501(c)(3).</li> </ul>
<b>MINIMUM FINANCING AMOUNT</b>	\$8 million
<b>CONSTRUCTION SIZING</b>	Permanent sizing plus any amounts necessary to satisfy the 50% test. Ability to bridge LIHTC with credit-worthy counterparties.
<b>PROCEEDS AVAILABILITY</b>	Drawdown during construction.
<b>CONSTRUCTION LOAN ADMINISTRATOR</b>	NewPoint
<b>PERMANENT SIZING</b>	1.15x DSCR (interest-only constant permitted). 70% LTC.
<b>INTEREST RATE</b>	Variable Rate at competitive spread over 1-month term SOFR, or Fixed Rate at competitive spread over 15-year SIFMA swap. Permanent rate locked at closing.
<b>AMORTIZATION</b>	40 years. Up to four years of interest only available for projects with deeply discounted rents or majority of units subject to HAP/Section 8.
<b>GUARANTIES</b>	Repayment, completion and stabilization guaranties apply during the construction phase. Industry-standard non-recourse carve-outs during the permanent phase.
<b>CONVERSION</b>	90% economic occupancy for 90 days. 1.15x DSCR.
<b>PREPAYMENT</b>	Defeasance for 14.5 years of permanent phase. Freely prepayable thereafter.
<b>TERM</b>	40 years after construction. Bondholder can demand full repayment with 12 months notice after 15 years.
<b>TAXABLE TAILS</b>	Permitted
<b>TIMING</b>	Able to close 60 days after receipt of third parties.
<b>FEES</b>	Standard application and origination fees apply. NewPoint's outside counsel fee to be quoted for each transaction.

[NEWPOINT.COM](http://NEWPOINT.COM)



This sheet is designed solely as an aid to prospective borrowers and other clients on programs offered by NewPoint. It does not represent or imply a contract or a commitment to lend funds. A commitment to lend funds may only be made by a written letter issued by NewPoint to a prospective borrower. This sheet does not constitute an offer to sell, buy or the solicitation of an offer to buy any securities. This term sheet is subject to change at any time without notice at the sole discretion of NewPoint and its affiliates. To view NewPoint's complete licensing information please visit [newpoint.com/licensing-disclosures](http://newpoint.com/licensing-disclosures).

©2023 NewPoint Real Estate Strategies Lending LLC. All rights reserved.

