

Churchill Mini Permanent Loan

Short-term, Fixed Rate Financing for the Acquisition and Refinance of Affordable Multifamily Properties



Churchill Stateside Group (CSG) and its wholly owned affiliates serve the multifamily and affordable housing, senior housing and healthcare, and renewable energy industries. CSG sponsors tax credit equity investment funds for institutional investors and provides a variety of construction and permanent financing solutions to developers.

The company's investor and developer clients benefit from an experienced staff, prominent and proactive senior leadership, and attractive debt and equity platforms. CSG has long-standing and successful investment relationships with numerous corporate investors, pension funds, and insurance companies. The company is an approved USDA Rural Development and HUD MAP and LEAN Lender. CSG pursues high quality lending and investment opportunities across the nation.

Financing for LIHTC properties nearing, or at the end of their initial compliance period. Loan proceeds are to be used to buy out Limited Partners, and General Partners, and/or pay off an existing loan. Permits the borrower to either re-syndicate, refinance, sell, or re-structure the property to a market rate property.

TERMS

Eligible Properties

Existing LIHTC apartment communities near or at the end of the initial tax compliance period. Can be used to buy out Limited Partners, and General Partners, and/or pay off an existing loan.

Qualified Borrower

For-profit or non-profit single asset, single purpose entity.

Loan Amount

Minimum of \$1 million and a maximum of \$20 million.

Non-recourse Guarantees

A non-recourse loan, except for standard carve-out.

Low Fixed Interest Rate

Fixed-rate financing interest only period available.

Term/Amortization

Five to seven-year term, up to 30-year amortization.

Prepayment

Appraisal, Phase I, PNA, and other reports as needed.

Third-Party Reports






Appraisal, Phase I, PNA, and other reports as needed.

Closing

Typically, 90 to 120 days.

Early Rate Lock Option Available

Can lock at execution of application.

	MULTIFAMILY LENDING
	RENEWABLE ENERGY
	BOND UNDERWRITING
	TAX CREDIT SYNDICATION
	RESIDENTIAL HEALTHCARE FACILITIES

Conventional, HUD/FHA, USDA RD 538 Lending, Tax Credit Equity, and Investment Capital.
www.CSGfirst.com