

FHA/HUD Section 221(d)(4) 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.

TERMS

Eligible Properties

Market rate, mixed income, affordable and subsidized developments.

Qualified Borrower

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

New Construction or Sub-Rehab

For Substantial Rehabilitation; Repair amount must be at least be

- More than two major systems or
- Greater than \$15,315 (adjusted for inflation) times the high cost factor.

Loan Amount

No minimum or maximum.

Non-recourse Guarantees

Non-recourse loan, except for standard carveouts.

Low Fixed Interest Rate

Fixed for loan term; locked after Firm Commitment issuance, prior to construction.

Term/Amortization

Up to 40-year permanent, fully amortizing loan plus construction period with interest only.

Assumable

Fully assumable.

Loan Sizing Criteria

	LTC(1)	DSCR
Market Rate	85.0%	1.176
Affordable with 10% rent advantage	87.0%	1.15
90+ Rental Assistance	90.0%	1.11

(1) Loan to Replacement Cost, For substantial rehabilitation; includes repairs plus the lesser of (a) "as is" value of property or (b) purchase price.

Prepayment

Negotiable; typically, a specified lock-out period then declining prepayment for 10 years.

Conversion

"Converts" to permanent financing after cost certification and Final Endorsement.

Commercial Space

Limited to 25% of net rentable area and 15% of Effective Gross Income.

Third Party Reports

Market Study, Appraisal, Phase I, Construction Cost and Architectural & Engineering Review of Plans and Specs. Other reports as needed.

Mortgage Insurance Premium

For upfront MIP, the applicable MIP for transaction type for each year of construction.

- 0.25% of loan annually for affordable 90%+, LIHTC and/or 90%+ Section 8 properties.
- 0.25% of loan annually if GREEN.
- 0.35% of loan annually if 10%-89% of units are Section 8 or LIHTC.
- 0.65% of loan annually if market rate.

Operating Reserve

3% of Loan Amount or 4 months of OERDS; whichever is greater.

Secondary Financing: Allowable.



Multifamily Lending



Renewable Energy



Historic Preservation

Conventional, HUD/FHA, USDA RD 538 Lending.
Tax Credit Equity, Bond Underwriting,
and Investment Capital.

CSGfirst.com

CONTACT US



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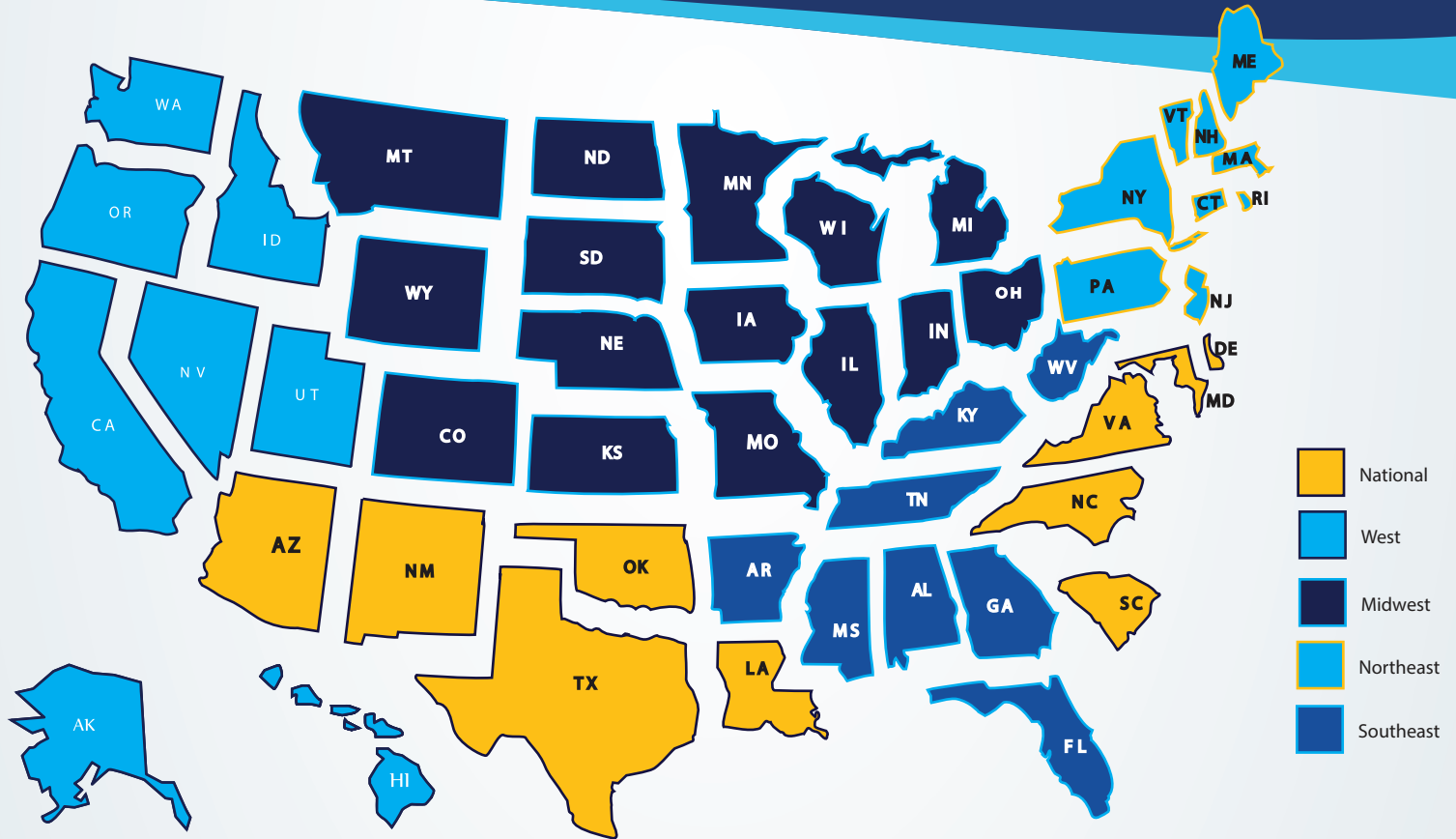
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