

FANNIE MAE

LOAN AMOUNT	~\$3M minimum loan - No maximum loan size
DEAL PROFILE	Permanent financing for the acquisition, refinance, or repositioning of conventional multifamily and related specialty properties
TERM	5 - 30 Years
LTC/LTV	Maximum of 80% LTV in most cases
DSCR	Minimum 1.20x coverage, contingent upon deal specifics
INTEREST RATE	Fixed and/or floating rate offered
RECOURSE	Non-recourse except for standard carve outs
PREPAYMENT	Highly customizable: Lockout then 1% (variable rate), declining prepay, yield maintenance (fixed)
PROPERTY TYPES	All multifamily property types including: conventional, affordable, build-to-rent, manufactured housing, student housing, senior housing, cooperatives, military housing
MARKETS	All markets considered
RATE LOCK	Accelerated rate lock programs offered
SUPPLEMENTAL FINANCING	Available based upon deal specifics
FEES	Programmatic origination fees based upon loan size
STRUCTURED PRODUCTS	Credit facility structure offered for larger portfolios Advantages include collateral borrow-ups, additions, substitutions, and releases

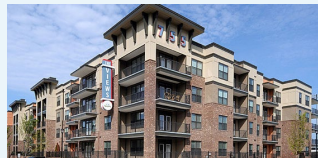
\$2.9B

2022 Financing

REPRESENTATIVE PROPERTIES



Southeast Credit Facility
\$309.8M
Various Locations



Project Journey
\$1B
Various Locations



Sawbury Commons
\$8.7M
Columbus, OH



The Calo
\$56M
Sandy, UT