

## **MacNaughton Financial, LLC.**

### **Product Information**

#### **Multifamily Apartments, Residential Mixed-Use, Senior Assisted Living and Student Housing**

##### **Permanent Purchase/Rate and Term/Cash-Out Refinance Facilities**

**Loan Amount:** \$1,000,000 and up

**Type:** Fixed Rate or Adjustable

**Term:** 5 to 35 years

**Amortization Period:** 15 to 35 years

**Interest Rates:** 250 to 400bps over the 1, 5, 10 and 30 year yields

**Points:** 1

**Cash-out Refinances:** Up to 80% LTV and/or 1.17 DSC, which ever is lower

**Recourse:** None on loans over \$3,000,000.00 or a LTV of 65% or less

**Assumptions:** With 1 point fee and lender approval

**Prepayment Penalty:** Yield maintenance, and step-down or defeasance available

**Loan to Value:** 80%. Second and Third mortgages allowed up to 90% and 1.10 DSC

**Debt Service Coverage (DSC):** 1.18 to 1.25 minimum.

#### **New Construction to Permanent and Rehabilitation to Permanent Loan Facilities for Senior Housing/Assisted Living, Residential Mixed-Use, Multi-Family Apartments and Student Housing**

**Loan Amount:** \$1,000,000.00 to \$200,000,000.00

**Type:** Fixed Rate or Adjustable Rate Mortgages

**Term:** 5 to 40 years

**Amortization Period:** 15 to 40 years

**Interest Rates:** 350 to 500 bps over the 5, 10, or 30 year yields

**Points:** 1 to 2.0

**Recourse:** None to partial with standard bad boy carve-outs

**Assumptions:** Yes, subject to lender approval

**Pre-Payment Penalty:** Negotiable, generally a 3 year lockout declining over 10 years

**Maximum Loan Amount:** Determined by Loan to Cost, completed Loan to Value and 1.11 to 1.35 DSC

For more information, questions and/or to pre-qualify a property please contact:

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\*We will find the product that works best for you, your client and the property