

General Partner Interest Purchase



Uses Acquisition of general partner (GP) interest in non-NWO-owned tax credit properties

Types of Properties Residential rental and mixed-use

Loan Amount \$150,000 to \$500,000

Term Up to 7 years

Amortization Up to 20 years

Minimum Interest Rate 6% fixed

Repayment Schedule

- Monthly payment of principal and interest
- Full repayment due at earlier of project refinancing or maturity date

Collateral

- Assignment of GP interest and project-related sponsor fees and distributions
- Collateral coverage of up to 80% of independent valuation of GP interest
- Recourse to, or guaranty by, NeighborWorks organization

Fees

- Origination: 1% of loan amount; half payable at commitment, balance due at closing
- Third-party fees, including appraisal, valuation of GP interest and lender's legal expenses
- Fees may be capitalized

Minimum Debt Service Coverage 1.10

Subordination No

*For more information:
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Terms subject to change. All loans are subject to underwriting and Loan Committee and / or Board approval.