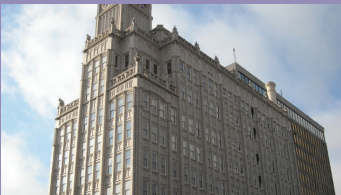


Uses	Acquisition-rehab and refinancing of operating rental, commercial, and mixed-use properties, including in New Markets Tax Credit developments
Loan amount	Up to \$7,000,000 for Mini-perm Loan Up to \$2,000,000 for Permanent Loan
Loan term	7 years for Mini-perm Loans 18 years for Permanent Loans
Interest rate	From 6.25%
Collateral/security	1 st and 2 nd position lien on financed and/or unencumbered real property, pledged earned developer fees, and grant funds, assignment of ownership interests Maximum LTV 95%
Payments	Monthly P&I payments based on 15 to 30-year amortization Minimum DSCR of 1.10x Payments made from operating cash flow of the property
Repayment source	Refinancing or sale of property
Fees	Application fee - \$1,000 Origination fee - 1.00% to 1.50% of loan amount
Required documents	Appraisal, market study, Phase I/II environmental assessments, capital needs assessment for operating property



Hope Enterprise | Lamar Life Insurance Building

NC's \$1.75 million loan participation with Hope Enterprise Corporation, part of a \$12 million New Markets Tax Credit transaction, will bring the landmark Lamar Life building, one of the largest in Jackson, MS, back to life with new commercial space and apartments.

“Without NeighborWorks Capital participation in our loans, it would be difficult for us to finance many larger developments and New Market Tax Credit projects throughout the Mid-South region. Since 2014, NeighborWorks Capital has provided loan participations to bridge, acquisition and mini-permanent loans.” - Phil Eide, SVP Community and Economic Development, Hope Enterprise Corporation