Multifamily Bridge Loan Program

GREYSTONE

Advantages

- “One-Stop Shop” if looking for FHA, Agency, or other permanent debt but need short-term bridge financing
- Fast Closing to facilitate purchase or maturing existing debt
- Generally, no exit fee if permanent financing originated via Greystone

Loan Purpose

This program is designed to be flexible and provide liquidity for your bridge business plan: lease up, value add, reposition, or timing requests.

Eligible Borrowers

Experienced Agency Eligible Sponsor with strong financial capability and good performance and credit history.

Eligible Properties

Multifamily and manufactured housing communities.

Loan Amount

$10,000,000 - $100,000,000 (larger upon request)

Term

Typically up to 3 years (including extensions)

Amortization

Interest-only (generally, some amortization may be required after first two years of term)

Interest Rate / Rate Index

Interest generally at a floating rate, at a competitive market rate spread over 1-Month CME Term SOFR.

Interest Management

Borrower shall purchase an interest rate cap for the duration of the initial loan term at strike rate to be determined during due diligence. Counterparty must be rated A2/A.

Loan Commitment Fees

1.0%

Application Fees / Deposits

Per property non-refundable processing fee plus per property escrow deposit to cover legal expenses, third party reports, and deal expenses required upon executing the term sheet.

Prepayment / Exit Fees

Generally, the loan will be open to prepayment after six months subject to the payment of an exit fee. All or a portion of the exit fee can be waived if Greystone provides permanent financing.

Escrows

Taxes, Insurance and Replacement Reserves.

Maximum LTV

Up to 80% of current value and 70% of stabilized value.

Equity Requirements

Typically, not less than 10.0%-15.0% cash equity. Net of any borrower acquisition fees.

Minimum Debt Service Coverage and Debt Yield Requirements

The loan will be tested for a minimum as is and as stable debt yield.

Third Party Reports

Third party reports compliant with the expected take-out financing, whether it be HUD or Agency, are required.

Borrower Recourse

Typically, non-recourse with standard carve-outs for environmental, bankruptcy, fraud and misapplication of funds, etc.; Partial recourse and/or operating deficit and completion guaranty may be required for properties undergoing more significant transition.