

Multifamily Tax-Exempt Loans for New Construction or Acquisition/Rehab Projects utilizing the 4% LIHTC – Construction Loan to Freddie Mac Tax-Exempt Loan (TEL) Forward Commitment

About Greystone Housing Impact Investors LP

Greystone Housing Impact Investors LP (NYSE: GHI) provides affordable housing real estate developers with a cost-effective and high leverage solution for construction and permanent financing of affordable properties through the funding of tax-exempt and taxable loans in conjunction with the issuance of a Freddie Mac TEL Forward Commitment. www.ghiinvestors.com

Construction Loan

Markets

- Nationwide
- For Profit and Non-Profit sponsors on 4% LIHTC transactions

Loan Amount

Target size of at least \$8 million

Loan Purpose

New Construction or acquisition/rehabilitation of affordable housing projects that can be financed in conjunction with the 4% LIHTC.

Term

Typically, 3 year interest only with one six month extension.

Prepayments

Not prepayable during construction.

Recourse

Full recourse on construction debt through conversion.

Eligible Properties

New construction or acquisition/rehab projects using the 4% LIHTC and private activity bond allocation.

Interest Rates

- Fixed rate generally 330 bps (3.30%) over 3 year SOFR swap rate. Floating rate options available – inquire for latest terms

- Interest only during construction/stabilization.
- Fixed rate on Freddie Mac TEL forward locked at initial closing.

Construction Loan LTC

- Ranges from 90-100% LTC depending on sponsor and market.
- Will bridge against LIHTC equity pay-ins.

Permanent Loan

Freddie Mac TEL

Financing for stabilized affordable multifamily properties with 4% Low-Income Housing Tax Credits (LIHTC) with at least 7 years remaining in the LIHTC compliance period

Eligible Property Types

Multifamily properties with 4% LIHTC with 90% occupancy for 90 days.

Type of Funding

Forward fixed-rate financing to take out construction financing.

Minimum Debt Coverage Ratio (DCR)

1.15x

Maximum Loan-to-Value (LTV)

90%

Term

Up to 18 years.

Maximum Amortization

Up to 40 years (40 years in select markets)

Subordinate Financing

Permitted; supplemental loans are available

Tax and Insurance Escrows

Required

Fees

Application fee, commitment fee, plus other fees as applicable

Pricing

Transactions will be priced at a spread to 10-year Treasuries

Securitization

Yes, using Freddie Mac's M-L Series

Yield Maintenance

Minimum 10 years' prepayment protection

Recourse

Non-recourse, Standard

Carve-out provision applies

Terms subject to change without notice. Call for current rates.

About Greystone Housing Impact Investors LP

Greystone Housing Impact Investors LP was formed in 1998 under the Delaware Revised Uniform Limited Partnership Act for the primary purpose of acquiring, holding, selling and otherwise dealing with a portfolio of mortgage revenue bonds which have been issued to provide construction and/or permanent financing for affordable multifamily, seniors and student housing properties. The Partnership is pursuing a business strategy of acquiring additional mortgage revenue bonds and other investments on a leveraged basis. The Partnership expects and believes the interest earned on these mortgage revenue bonds is excludable from gross income for federal income tax purposes. The Partnership seeks to achieve its investment growth strategy by investing in additional mortgage revenue bonds and other investments as permitted by its Second Amended and Restated Limited Partnership Agreement, dated December 5, 2022, taking advantage of attractive financing structures available in the securities market, and entering into interest rate risk management instruments. Greystone Housing Impact Investors LP press releases are available at www.ghiinvestors.com.

Safe Harbor Statement

Information contained in this document contains "forward-looking statements," which are based on current expectations, forecasts and assumptions that involve risks and uncertainties that could cause actual outcomes and results to differ materially. These risks and uncertainties include, but are not limited to, statements about the expected benefits of the transaction, objectives and anticipated financial and operating results of the Partnership, risks involving current maturities of our financing arrangements and our ability to renew or refinance such maturities, fluctuations in short-term interest rates, collateral valuations, bond investment valuations and overall economic and credit market conditions. For a further list and description of such risks, see the reports and other filings made by the Partnership with the Securities and Exchange Commission, including but not limited to, its Annual Report on Form 10-K, Quarterly Reports on Form 10-Q, and Current Reports on Form 8-K. Readers are urged to consider these factors carefully in evaluating the forward-looking statements. The Partnership disclaims any intention or obligation to update or revise any forward-looking statements, whether as a result of new information, future events or otherwise.

Disclaimer

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