



## ► Permanent Loan Program

▣ D2 Residential is an alternative asset manager led by a team of recognized Multifamily industry leaders with a demonstrated track record of providing certainty of execution across all geographies and varying economic environments. Natixis CIB is one of the global businesses of Groupe BPCE, the second largest banking group in France and the fourth largest banking group in the euro zone in terms of capital

<b>Loan Sizes</b>	<ul style="list-style-type: none"> <li>▣ \$10 million to \$60 million and above</li> </ul>
<b>Loan Purpose</b>	<ul style="list-style-type: none"> <li>▣ Acquisition, recapitalization and refinance</li> </ul>
<b>Eligible Property Types</b>	<ul style="list-style-type: none"> <li>▣ Conventional, non-LIHTC affordable, student and age-restricted multifamily properties in addition to 3- to 5-star MHCs</li> </ul>
<b>Eligible Markets</b>	<ul style="list-style-type: none"> <li>▣ Primary, secondary and strong tertiary markets nationwide</li> <li>▣ Selective in markets with high exposure to any one specific industry</li> </ul>
<b>Loan Term</b>	<ul style="list-style-type: none"> <li>▣ 5-year</li> </ul>
<b>Interest Rate</b>	<ul style="list-style-type: none"> <li>▣ Competitive spreads over 5-year US Treasury index (Act/360)</li> <li>▣ Broad latitude to buy-down rate</li> </ul>
<b>Loan Fees</b>	<ul style="list-style-type: none"> <li>▣ Up to a 1.00% origination fee</li> </ul>
<b>Loan Constraints</b>	<ul style="list-style-type: none"> <li>▣ 75% LTV</li> <li>▣ As low as a 1.20x interest only DSCR</li> <li>▣ As low as a 7.0% debt yield</li> </ul>
<b>Recourse Requirements</b>	<ul style="list-style-type: none"> <li>▣ Non-recourse subject to customary carve-outs for bad-boy acts</li> </ul>
<b>Prepayment</b>	<ul style="list-style-type: none"> <li>▣ No prepayment permitted during the first two years followed by industry standard defeasance or yield maintenance. Open at par during the last 3 months of the loan term</li> </ul>
<b>Escrows</b>	<ul style="list-style-type: none"> <li>▣ Tax, insurance and replacement reserve escrows required</li> </ul>
<b>Subordinate Capital</b>	<ul style="list-style-type: none"> <li>▣ Preferred equity allowed subject to Lender’s review and approval</li> </ul>

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