

► Multifamily Construction Lending Program



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☒ D2's Multifamily Construction Lending Program targets opportunities nationwide with full discretionary balance sheet capability. D2 can execute in both whole loan and sub-debt form.

Eligible Markets	<ul style="list-style-type: none"> ☒ Top 50 MSA's ☒ Selective in markets with high exposure to any one specific industry
Eligible Multifamily Property Types	<ul style="list-style-type: none"> ☒ Conventional or Age-Restricted multifamily (No Condo Projects)
Minimum Loan Size	<ul style="list-style-type: none"> ☒ \$20 million for whole loan execution ☒ \$3 million for sub-debt execution (Mezz, B-Note, or Hard Pref Equity)
Max LTC	<ul style="list-style-type: none"> ☒ 70% (+/- 5% depending on Market / Sponsor)
Interest Rate	<ul style="list-style-type: none"> ☒ Interest only 30-day SOFR plus a fixed spread commensurate with risk ☒ SOFR cap required
Recourse	<ul style="list-style-type: none"> ☒ Non-Recourse, subject to Guarantees outlined below
Guarantees	<ul style="list-style-type: none"> ☒ Completion / Funding / Environmental / Limited
Term	<ul style="list-style-type: none"> ☒ Dependent on construction timeline. Typically, 2+1+1 <u>or</u> 3+1+1
Interest Reserve	<ul style="list-style-type: none"> ☒ Required, based on Lender projections with offsets for income ☒ Whole Loans: Interest reserve line item to be included in final budget ☒ Sub-Debt: Lender controlled interest reserve account will be established and funded prior to any draws
Fees	<ul style="list-style-type: none"> ☒ 1.00% Origination Fee ☒ 1.00% Exit Fee (waived if D2 provides takeout financing)
Liquidity / Net Worth Tests	<ul style="list-style-type: none"> ☒ Required (determined on deal-by-deal basis)
Prepayment	<ul style="list-style-type: none"> ☒ Open, subject to minimum interest/profit stipulation
Extension Options	<ul style="list-style-type: none"> ☒ 0.50% fee for first extension and 0.75% fee for second extension ☒ Extension tests determined on deal-by-deal basis but likely to include replenishment of interest reserve, minimum debt yield and/or DSCR, SOFR cap renewal, and maximum LTV by new appraisal

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