



STRUCTURED FINANCING **Mezzanine**

Arbor's mezzanine financing products give owners access to more capital than is available through conventional financing. Arbor's products can be used in conjunction with new or existing mortgage loan financing.

LOAN AMOUNT	\$4M - \$10M
LOAN TERM	Generally, 1 to 3 years
AMORTIZATION	Interest only or fixed principal pay downs
MINIMUM DSCR	1.10 through the mezzanine debt service
MAXIMUM LTV	85%
INTEREST RATE	12% - 14%
ELIGIBLE PROPERTIES	Well-located existing multifamily and new multifamily construction located in strong markets with positive demographic, population, and employment trends
ELIGIBLE BORROWER	Single asset entity
SPONSORSHIP	Established track record with appropriate net worth and liquidity commensurate with transaction
SECURITY	Pledge of ownership interests secured by UCC or preferred equity position; Additional credit enhancement (recourse, other collateral, letter of credit, or other guarantees) to be determined
REQUIRED REPORTS	Appraisal, Property Condition Assessment, Phase I Environmental
PREPAYMENT	Generally permitted
LENDER FEE	Origination and exit fees to be determined