

Structured Financing

Preferred Equity

Arbor's preferred equity 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	\$3M- \$10M
Loan Term	Co-terminus with senior loan
Amortization	Interest only or fixed principal pay downs
Minimum DSCR	As low as 1.05x through the preferred payments
Maximum LTV	Up to 90%
Interest Rate	12%- 15%
Eligible Properties	Well-located existing multifamily and new multifamily construction located in strong markets with positive demographic, population, and employment trends with agency senior debt.
Eligible Borrower	Single-asset entity
Sponsorship	Good overall credit with sufficient liquidity and demonstrated experience completing similar transactions
Security	Preferred equity position in the borrower's organizational structure; 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