

Loan products for every need

Membership comes with access to flexible capital and lending solutions.
Don't see what you need? Just call! We always want to learn more and innovate around our members' capital needs.

	ENTERPRISE CAPITAL LOAN	REAL ESTATE FINANCING	BRIDGE TO CONSTRUCTION CLOSINGS
Product Type	Non-project specific	FlexCap Acquisition/Refinance Loan	Revolving Bridge to Construction Closing
Loan Amount	\$1-3 million	Up to \$20 million* <i>*larger loans considered on a case-by-case basis.</i>	Up to \$3 million
Use/Purpose	Acquisition/mezz/equity and other pre-dev & carry costs	Preservation of existing rental projects	Short term liquidity boost: Use our money vs. your own to get to a project construction closing!
Interest Rate (subject to change)	6.5-7%	6.25-7.25%	6.5-7.5%
Loan Fees	1-1.5%	1%	1.5%

	ENTERPRISE CAPITAL LOAN	REAL ESTATE FINANCING	BRIDGE TO CONSTRUCTION CLOSINGS
Loan Term	4 years	Up to 3 years	3 years
Repayment Terms	Interest only until partial amortization in final year	Interest only with principal due at earlier of close of construction loan or stated maturity date	Close of each project construction loan
Collateral	Typically unsecured, under secured or alternatively secured	Flexible LTV up to 95%, 1.15 DSC on first 80% of principal balance and 1.00 DSC on remaining 15%	Unsecured
Recourse	Full to borrower	Minimum of 50% recourse to sponsor	Full to borrower
Third Party Legal	Paid by Borrower		
Underwriting Focus	Board, Management, Line of Business, Financial Strength/Asset base	Planned take-out strategies & sponsor plan of repayment	Board, Management, Line of Business, Financial Strength/Asset base
Covenants	Standard financial	Standard financial plus DSCR	Standard financial
Prepayment Fee	None after first year		

Call us to start the conversation.



Ben Greenberg

greenberg@housingpartnership.net
D: (617) 259-1834 C: (216) 702-7666



Ian Regnier

regnier@housingpartnership.net
D: (202) 743-7966