

*ACG maintains relationships with a select number of top tier investment banks for the origination and placement of multifamily conduit loans. The strength of ACG's relationship assures owners access to competitive CMBS pricing and terms.*

<b>Loan Amount</b>	\$2,000,000 minimum in general
<b>Maximum Loan to Value</b>	75% to 80%
<b>Loan Term</b>	5,7 or 10 years
<b>Amortization</b>	Up to 30 years
<b>Interest Rate</b>	Fixed and adjustable rate options on an Actual/360 basis
<b>Eligible Property Types</b>	<ul style="list-style-type: none"> <li>• Multifamily, minimum 5 units</li> <li>• Retail</li> <li>• Office</li> <li>• Industrial</li> <li>• Self Storage</li> <li>• Hotel/Hospitality</li> </ul>
<b>Eligible Borrower</b>	Single Asset Entity
<b>Occupancy Requirements</b>	90% physical occupancy for 60 days at application. 90 days at commitment
<b>Minimum Debt Service Coverage Ratio (DSCR)</b>	1.20 to 1.25
<b>Tax and Insurance Escrows</b>	Monthly deposits required
<b>Replacement Reserves</b>	Monthly deposits required
<b>Recourse</b>	Non-recourse with standard exceptions for fraud and environmental issues
<b>Required Reports</b>	Narrative MAI appraisal, Property Condition Assessment and Phase I
<b>Prepayment</b>	No prepayment through year 4. Defeasance thereafter
<b>Assumable</b>	Subject to approval and fee
<b>Subordinate Financing</b>	Mezzanine allowed subject to approval
<b>Rate Lock</b>	1 day prior to closing. Early rate lock option available
<b>Application Deposit</b>	\$ 30,000. Covers all estimated transaction costs (including Processing Fee)
<b>Processing Fee</b>	\$3,000 - \$5,000 non-refundable
<b>Origination Fee</b>	Minimum 1.5%. Par pricing available
<b>Closing Deposit</b>	1% of loan amount due at commitment, refunded at closing less costs.