

PRESERVE OR ADD PROPERTIES EFFICIENTLY

25 years of experience with financing affordable housing development

Flexible prepayment terms give peace of mind while positioning your project

Take out construction loans with taxable debt or acquire properties with competitively priced long-term debt

Loan-to-Value: Up to 90%. Up to 80% for non-LIHTC properties.

DCR: 1.15 minimum. 1.20 minimum for non-LIHTC properties.

Amortization: Up to 35 years.

Eligible Uses: Refinancing of existing debt including partial cash-out, acquisition of buildings, current funding or forward committed takeout of construction financing.

Loan Amount: \$1,000,000 minimum

Origination Fee: 1.0% to 2.0% depending on loan amount

Loan Interest Rate: Fixed, varies depending on loan term

Loan Term: Up to 18 years, including extensions

Forward Commitment: Up to 36 months

Affordability: Developments must be affordable to households earning no more than 120% of AMI.

Mixed-Use Projects: Mixed-use projects are eligible.

Borrowers: Nonprofits, for-profits, cities, counties and other public agencies within California, and joint ventures comprised of these entities, with a track record of developing affordable housing.

Collateral: A first deed of trust in favor of Century upon the real property being acquired. Loans are non-recourse.

Fees: Application (refundable), up to \$10,000. Legal, up to \$20,000. Administrative, up to \$1,000. Forward-commitment and appraisal fees, market determined.

Third-Party Reports: Appraisal (Century ordered), Phase I Environmental, Physical Assessment, and Soils as necessary.

Timing: 30–45 day closings are typical, from receipt of application fee.

Financial Reporting: Past 3 years of compiled or audited financial statements for borrower as well as operating statements for property.

NORTHERN CALIFORNIA

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SOUTHERN CALIFORNIA

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CENTURY

Affordable Housing Is Our Mission

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