

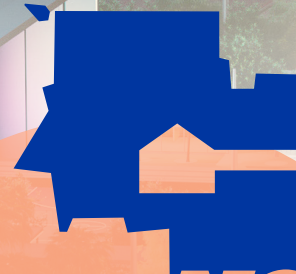


The Home Team Always Wins With the Inglewood Fund

Home Court Advantage

Exciting developments have brought the world to the City of Inglewood for sports, entertainment, and business opportunities. But for Inglewood residents, these changes have come at a cost with rising rents leading to tough choices.

The Inglewood Home Assist Fund (Inglewood Fund), made possible by the City of Inglewood and Mayor James T. Butts in connection with the construction of the Intuit Dome, takes center court as a \$75 million initiative to meet the growing demand for housing in the City of Inglewood. Century Housing, along with our partners, are administering the fund by lending to qualified developers for the acquisition, development, and preservation of affordable and mixed-income housing.



INGLEWOOD HOME ASSIST FUND

- **3% fixed** interest rates
- **Predevelopment, acquisition, and construction financing** provided by our local loan origination team
- Priority for developers based in Inglewood

Inglewood Fund

Partial Terms



	PREDEVELOPMENT	ACQUISITION	CONSTRUCTION	MINI-PERM
Eligible Uses	Predevelopment soft costs on eligible projects	Acquisition of entitled land as well as existing buildings	Construction of projects targeting up to 100% of AMI	Acquisition and preservation of existing properties
Term	Up to 24 months plus extensions	Up to 36 months plus extensions	Up to 36 months	Up to 10 years
Max Loan-to-Value	90% for-profit, 130% nonprofit	90% for-profit, 130% nonprofit	75% of "as complete" value	Lesser of 90% or achieving 1.1x DSCR

Interest Rate 3% fixed

Loan Principal Amount Up to \$15MM. Predevelopment loans: \$1.5MM unsecured.

Collateral First trust deed where possible

Origination Fees Up to 2%, minimum \$25K

Legal Fees \$20K flat fee

Admin Fees \$1,500

Repayment Period No prepayment penalty, interest only or 35-year amortization for mini-perm loans

Minimum Equity 10% equity plus interest reserve and fees for for-profits, negotiable for nonprofits

Subordinate debt financing is available to developers who have previously utilized the fund. Priority is given to developers based in Inglewood and seeking acquisition financing. Please contact us for details.



Scan to request a call from our lending team.



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