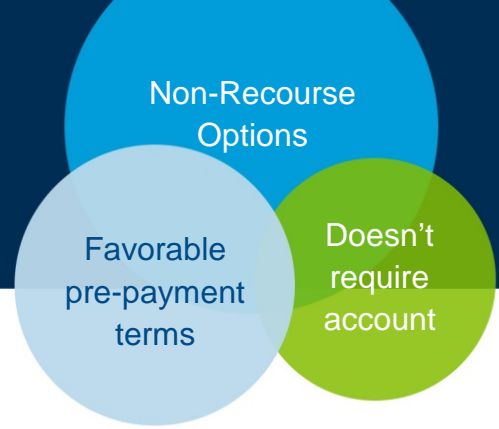


Multi-Family Overview

Alliant Credit Union's commercial real estate team is ready to help your clients who are looking to invest in multi-family property. As the capital source, we can be more flexible and responsive, offering par pricing for mortgage bankers.



Targeted Property Types	<ul style="list-style-type: none"> • Market Rate • Age Restricted • Student Housing • Section 8
Markets	<ul style="list-style-type: none"> • Nationwide Footprint • Primary and Secondary • Proximity to employment centers & retail stores
Loan Amounts	\$7.5MM to \$25MM preferred
Interest Rate	Dependent on transaction characteristics
Debt Coverage Ratio	1.20x Minimum
Products	5, 7, 10 year, fixed
Amortization	<ul style="list-style-type: none"> • 30 years standard • LTV <65% – Interest Only up to 2 years • LTV <50% – Interest full term • 50% recourse is required if there is an interest-only component
Loan to Value	Up to 80%
Cash Out	Up to 75% LTV maximum
Ownership	<ul style="list-style-type: none"> • Single asset entities preferred • Deposit Relationship Not Required
100% Recourse	LTV >70% and DSCR is < 1.25X or Net Worth is below 2x loan request
25-50% Recourse	LTV 60%-70% and DSCR is > 1.35X or net worth is below 2x loan amount
Non-Recourse	LTV <60% and DSCR is > 1.45X
Pre-Payment	3%, 2%, 1%, 0% thereafter
Processing Fee	Typically \$4,500–\$10,000
Rate Lock	60-day at commitment accompanied by a 1% deposit
Tax Escrow	Required
Ongoing Cap Ex	Required for non-recourse loans



To get started, send me:

- Property info with photo
- Current rent roll
- Income/expense statement
- Guarantor bio
- PFS – credit of borrower
- Existing debt
- Purchase price

Your Alliant Professional:

Paul Letourneau
Manager, Originations

Office phone:
 773-462-3832

Email:
 CRELoanOfficers@alliantcreditunion.com