

Renaissance Gardens
2201 Ridgmar Blvd
Ft. Worth, TX
Tarrant County
2/3/22

John Brickson
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Financing Program

Loan Amount
Term (Years)
Amortization (Years)
Interest Only Period (Years)
Index Rate (as of quote date)
Spread
Coupon
Prepayment
Minimum DSCR
Actual LTV
Max LTV

Agency	
Option 1	Option 2
Fannie/Freddie	Fannie/Freddie
Fixed	Floating
\$17,520,000	\$17,520,000
10	10
30	30
3-5 Years	3-5 Years
1.84%	0.05%
2.07% - 2.17%	2.70% - 2.90%
3.91% - 4.01%	2.75% - 2.95%
Yield Maint	1 Yr LO, 1.0%
1.25x	1.25x
65%	65%
80%	80%

Underwritten Purchase Price: \$26,750,000

Initial Advance
Future Funding (100% of CapEX)
Total Loan Amount
Term (Years)
Payment
Recourse
Spread over LIBOR
Interest Rate
Origination Fee
Prepayment Penalty
Minimum Debt Service Coverage Ratio
Max Loan to Cost
Max Stabilized Loan to Value

Bridge	
Option 1	Option 2
Bridge Loan	Bridge Loan
(75%)	(80%)
\$20,062,500	\$21,400,000
\$1,605,000	\$1,605,000
\$21,667,500	\$23,005,000
3+1+1	3+1+1
Interest Only	Interest Only
Non-Recourse	Non-Recourse
L + 3.25%	L + 3.50%
3.50%	3.75%
1.00%	1.00%
1% / 18 Months	1% / 18 Months
N/A	N/A
76%	81%
70%	75%

\$26,750,000
\$1,605,000

Loan Purpose: Acquisition

*Final loan amount may not exceed Stabilized Loan to Value (LTV) quoted herein. Quote contingent upon verification of historical operating statements and rent roll, full due-diligence on Borrower/Guarantor, review of Borrower pro forma and business plan, and Borrower Organizational Structure.