



# LIHTC Bridge Loan Program

The CAHEC Capital Bridge Loan Program provides greater financing flexibility during periods of the development process that are typically undercapitalized. A CAHEC Capital bridge loan allows developers to make progress on projects before equity closing has taken place, and it can also work side-by-side with a construction-to-permanent mortgage loan.

## ADVANTAGES:

- Fast Closing
- Offsets predevelopment costs
- Flexible and affordable

Eligible Properties	Projects that have received a LIHTC allocation and have signed a commitment letter for equity syndication with CAHEC
Loan Amount	\$500,000 - \$1,500,000
Interest Rate	Prime + 2.25% (floating) if secured; Prime + 3.25% (floating) if unsecured
Term	Up to 18 months with 3-6 month extension options (\$3,000 - \$6,000 extension fee)
Payment	Interest only payments will be capitalized until term expires or loan is repaid in full
Origination Fees	1.0% - 1.5%
Application Fees	\$5,000
Other Fees	Client pays for legal fees, recording fees, and other closing costs. Estimated \$6,500.
Security	Secured by land when possible; otherwise unsecured
Recourse	Fully guaranteed by borrower
Eligible Uses	Include: <ul style="list-style-type: none"><li>• Bridging</li><li>• Purchase of land</li><li>• Predevelopment costs (soft costs)</li><li>• Development costs (including developer fees earned under the operating agreement during the term of the bridge loan)</li></ul>
Developer Fee Advance	Subject to terms of the Equity Operating Agreement; maximum 25% of total developer fee
Interest Reserve	Interest reserve will be "held back" from loan proceeds at closing

For more information about this loan program, or to determine if this opportunity is right for your property, please contact Larry Poole (919)-645-9811 or by email at [lpoole@cahec.com](mailto:lpoole@cahec.com).

**NOTE:** Terms may vary slightly from above based on deal specifics.

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