

# KINGS CROSS & KINGS POINTE

5725 Ivanhoe Court, Fayetteville, NC 28314 • 230 Sawtooth Drive, Fayetteville, NC 28314

## FINANCING OPTIONS

### AGENCY

LTC: 70%  
DSCR: 1.30x  
RATE RANGE: 3.15 - 3.35%  
TERM: 10 years  
AMORTIZATION: 3 Years Interest-Only followed by  
30 Years Amortization

### HUD

LTC: 85%  
RATE RANGE: 2.20% - 2.30%  
MIP: 0.60%  
TERM: 35 Years  
AMORTIZATION: 35 Years

### CMBS

LTC: 75%  
RATE RANGE: 3.75 - 4.00%  
TERM: 10 Years  
AMORTIZATION: 5 Years Interest-Only Followed by  
30 Years Amortization

### BRIDGE

LTC: 75% + 100% Capital Improvements  
RATE RANGE: 4.75 - 5.75%  
TERM: 18-24 Months  
AMORTIZATION: Interest-Only

*Rates and terms are subject to change based on market dynamics*

### **Sweetwater Capital recommendation:**

**Bridge to HUD financing:**

**The bridge loan will provide 75% LTC + 100% capital improvements for 18-24 months.**

**Then exit into a HUD permanent loan that provides maximum cash out at 80% LTV.**



## SWEETWATER CAPITAL

Established in 2007, Sweetwater Capital is a boutique commercial real estate firm specializing in commercial mortgage brokerage and investment sales. For us, relationships are the foundation of our business.

**We have closed over \$2.5 billion in loan volume for over 36,000 apartment units.**

We are committed to our clients and have the knowledge, experience and resources to exceed your expectations every step of the way.

Headquartered in Fayetteville, NC, we have field offices located in Cincinnati, OH, Nashville, TN, Tampa, FL, and Raleigh, NC. Our team services the Southeast and Midwest.

### SWEETWATER CAPITAL FINANCE TEAM



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