



Capital *Plus!* - Real Estate Based Loans

Nonprofit Development/Owner

Type	Acquisition, rehabilitation and refinancing of third-party loans not originated by WCRA or WSHFC and tenant improvement loans
Term	Up to 10-year maturity with maximum 30-year amortization
Loan Fees	1% - 2% of the loan amount
Interest Rate	4.00%
Security	First Deed of Trust on fee simple or leasehold interest
Loan-to-Value	Total debt may not exceed 100% of appraised value.
Debt Service Coverage	A minimum of 1.1:1 on WCRA debt with a minimum of 1:1 on the total debt. A debt service reserve amount in the minimum of three months' payments will be set aside in a restricted account controlled by WCRA.
Prepayment Penalties	No prepayment penalty
Maximum/Minimum Loan	\$500,000; no minimum
Other Conditions of Funding	Applicants should provide community services primarily to lower income persons, persons with special needs, or be organizations that serve a unique or special purpose in the community. Project use may include commercial, social service, public facilities, retail, or housing.