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EB-5 Loans

Description	Financing for the construction of commercial projects located within EB-5 eligible rural and Targeted Employment Areas
Eligible Properties	Multifamily and Mixed-Use Office and Retail Buildings Senior Housing (ALF and Memory Care) Healthcare Properties and Hospitals Education (daycare centers, etc.) Light and Heavy Industrial Special-Use Infrastructure (roads, utilities, parking garages, etc.)
Eligible Areas	Nationwide; located within rural area or TEA Check Map for Eligibility
Use of Proceeds	Ground-up Construction
Loan Amount	\$15,000,000 – \$80,000,000
Loan to Cost/Value	Up to 80% of total project cost
Collateral	1st Mortgage, 2nd Mortgage and Mezzanine
Recourse	Limited and non-recourse options
Interest Rate	*1st Mortgage/Senior Debt:* Fixed Rate starting at 8% *Mezzanine and Junior:* Fixed Rate starting at 9%
Loan Term	Up to 5 Years
Prepayment	Lockout for 2 years
Fees	1-3% Origination, depending on lien position and complexity