

# Acquisition & Predevelopment Loans

Creative financing for mission driven projects with loans up to 90-125% loan-to-value and no prepayment fees

Key Loan Terms & Features*		
Loan Purpose	Acquisition and pre-development of real estate to develop mission aligned projects including, but not limited to, healthcare facilities, education facilities, housing, commercial, and mixed-use developments.	
Eligible Borrowers	For-profits & non-profits with preference for projects in our core geographies. Loans are full recourse to borrowers, sponsors and beneficial owners.	
Loan Amount	Non-operating properties: \$500,000 to \$15,000,000	Operating properties: \$500,000-\$20,000,000
Term	Up to 3 years plus up to two 1-year extensions (5 -years total) for non-operating properties. Up to 10 years for operating properties.	
Interest Rate	Fixed based on Treasury rate corresponding to loan term + 4 - 5% spread for loans with no draws. Floating based on 30-day SOFR + 3.5 - 4.5% for loans with draws. Lower rates depending on eligibility and availability of special funding sources.	
Payments	Interest only for most loans. Operating properties may require amortization, up to 25-30 years.	
Prepayment Fees	No prepayment fee for terms of 3 years or less. Prepayment fees reduce over time.	
Fees	Origination: 1-1.5% of the Loan Amount (includes 0.25% underwriting fee), Legal: typically \$30,000-35,000, but varies depending on deal complexity Disbursement Management: 0.25% for loans with multiple draws	
Collateral	Typically includes, but is not limited to the following: : <ul style="list-style-type: none"> <li>1<sup>st</sup> position on: Property; all business assets; collateral assignment of all management, service contracts and documents (where applicable); and collateral assignment of rents and leases (where applicable).</li> <li>2<sup>nd</sup> lien position may be considered on a case by case basis.</li> </ul>	
Equity Requirement	5-10% including subordinate debt, grants, federal or state subsidy, and pre-incurred costs	
Debt Service Coverage Ratio	(For operating properties only) 1.15-1.35x depending on project type	
Timing	60–90 day closings are possible from receipt of the underwriting fee. Timing may vary based on due diligence required and the borrower's response time.	

\* Terms on this fact sheet are indicative; however, all terms may vary depending on deal specifics.

# Our Full Suite of Loan Offerings

Our team goes above and beyond to get complex deals done so that our borrowers can create impact for their communities. Our loan types include:



**ACQUISITION LOANS**  
to purchase land  
and buildings



**BRIDGE LOANS**  
to bridge grant funding or  
tax-credit equity investment



**CONSTRUCTION LOANS**  
to finance from-the-ground-up  
construction and renovation projects



**WORKING CAPITAL LOANS**  
to finance operating  
cash flow needs



**PRE-DEVELOPMENT LOANS**  
for feasibility planning, architectural  
drawings, and other early needs



**TENANT IMPROVEMENT LOANS**  
to finance renovation at  
a leased facility



**NEW MARKET TAX CREDITS**  
to incentivizes community  
development



**EQUIPMENT LOANS**  
to purchase equipment

## Interested in learning more? Please contact us in your region:

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## Offering a Continuum of Lending, Investment, and Advising Solutions

Across the Momentus Capital branded family of organizations, we offer solutions for entrepreneurs, community-based organizations, & local leaders at every growth stage - from inception to expansion. We can provide you with the capital & opportunities you deserve.



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Development  
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