



BUILDING ROOTS HOME FUND

Fund Prospectus

Loan fund to support the development of new housing units, with a focus on workforce housing for low to moderate income persons.

Loan amounts	\$500,000 - \$3,000,000
Percentage of project	3% - 10%
Fee	3% of the REDC loan amount with a minimum fee of \$30,000, with the option to roll the fee into the principal amount.
Interest rate	100 basis points below the lead lender rate, with a floor of 5% fixed for 60 months, then adjusting to the FHLBB five-year advance rate plus 3% every five years thereafter.
Term	Amortized to match the lead lender financing with an optional extended interest-only period and a balloon payment after stabilization.
Interest-only period	Up to 60 months
Conditions	<ul style="list-style-type: none">• Receipt and approval of lead lender underwriting and offer of financing.• Adequate appraisal.• Completion of all environmental reviews and set conditions.
Collateral	<ul style="list-style-type: none">• To mirror the lead lender and any other subordinate lenders.• Anticipated to be a junior mortgage on subject property.• Personal guarantee of the owner.• Cross collateralization if applicable.