

Fannie Mae's Multifamily Mortgage Business provides flexible fixed-rate options for the acquisition or refinance of multifamily properties.

**BENEFITS**

- Term of 5-30 years with up to a 30 year amortization
- Non-Recourse with industry standard carve-outs
- Maximum 80% LTV/Minimum 1.25x DSCR
- Traditional Yield Maintenance or Step Down Prepayment options available.
- Supplemental Financing Available beginning in year 2 of the loan term
- Streamlined Early Rate Lock options available.
- Loans are assumable subject to review of new borrower's experience and financial capability.

**SPENCER'S MILL APARTMENTS**  
65 UNITS | MOUNT AIRY, NC

Cash-Out Refinance loan of 65 units in Mount Airy, North Carolina. Historic Tax Credits were utilized in redeveloping this former mill into multifamily units.

10 Year Loan  
3 Years Interest Only

3.68% Rate

75% LTV  
1.30x DSCR

\$7.2 million



Spencer's Mill Apartments, Mount Airy, NC