

The Arts & Science of Mixed Use Community Development: Highwood Square

Business Opportunities in Community Development Lending

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LENDING & CREDIT SERVICES | *A partner for commercial real estate owners, developers & investors*

When the right real estate opportunity comes along, Webster helps you secure the financing to lock in the deal.

Webster's Commercial Real Estate Specialists have the industry expertise and local market insights to tailor solutions to your specifications, and help ensure your success in a highly competitive market. We work with owners and investors to offer:

- Construction, bridge, or permanent loans from \$250,000 and over
- Competitive rates with flexible repayment terms
- An efficient and effective approval process

A professional team offers financing for a wide range of property types:



All credit products and pricing are subject to the normal credit approval process. Some applications may require further consideration and/or supplemental information. Certain terms and conditions may apply. SBA guaranteed products may also be subject to additional terms, conditions and fees. Requires a Webster business checking account which must be opened prior to loan closing and which must be used for auto-deduct of payment. Webster Bank N. A. Member FDIC

NWNH / Highwood Square

- NeighborWorks New Horizons
 - A CRE customer well known to the Bank
- Highwood Square
 - Adaptive re-use combined with new construction
 - Mixed-use affordable housing and retail commercial
 - Stabilize and improve a LMI neighborhood
 - Strong CRA deal
 - Community Development Loan
 - Lending Test

Webster Bank's First Mortgage Construction Loan

- \$1.579MM first mortgage construction loan
- FHLBB's resources allow for a reduced cost structure
- Mitigates interest rate risk
- 24 month, interest only construction loan
 - FHLBB Community Development Advance (CDA)
- \$313,734 AHP Direct Subsidy reduces the permanent loan amount
 - \$1,265,000; 20 year term; FHLBB interest rate subsidy
 - 4% fixed