



Opportunity Investment Fund: Increasing Access to High Cost Markets for Low Income Renters

CIC’s Opportunity Investment Fund (the Fund) was developed to encourage the creation and preservation of affordable rental units in high cost markets. The Fund provides low-cost mezzanine debt to developers who purchase existing, functioning rental buildings in stronger markets. In exchange, the developer must keep at least 20% of the units affordable for at least 15 years.

CIC Opportunity Investment Fund Borrower Term Sheet

Term	Scenario A: Mezz Debt	Scenario B: Mezz Debt
First Mortgage provider	CIC or partner lender (would need subordination agreement)	Outside bank
Security Required	Second mortgage or Assignment of Partnership Interest	Second mortgage preferred
Term	10 years	10 years
Amortization	Interest only	Interest only
Payments	Must pay, interest only	Must pay, interest only
Combined LTV	90%	90%
Combined DCR	1.1x	1.1x
Interest Rate	7.5%	9-10% depending on other terms
Prepayment	No penalty	No penalty
Liability	Recourse to Borrower	Recourse or Carve-out Guarantee

For more information, please contact Rosamond Meerdink, CIC Loan Officer at 312.870.9944 or rosamond.meerdink@cicchicago.com