



CENTURY

PREDEVELOPMENT LOANS

Predevelopment loans are used to pay the costs of development design and engineering, entitlements and other public agency approvals, deposits for site purchases, and third-party reports. Century's flexible predevelopment loans are typically tied to site acquisitions and are available to experienced developers of affordable homes.

Predevelopment Loan Terms

Purpose: The loan will be used for predevelopment costs for residential development.

Structure: Term loans or revolving lines of credit.

Loan Amount: \$50,000 to \$500,000

Term: 6–24 months

Pricing: Variable, typically LIBOR plus 400–600 basis points. Loan fees include origination fees, legal documentation fees, and the costs of third party reports.

Repayment: Repaid through site acquisition or construction financing. Public agency funds may be used when available. Interest reserves may be funded from the loan proceeds, or be paid directly.

Security & Collateral: First Deed of Trust and Assignment of Rents. Full recourse to the development Sponsors.



CENTURY HOUSING
A NONPROFIT CORPORATION

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