



Melrose

CONSTRUCTION AND PERMANENT LOAN INCREASE

\$23,394

- 18 year, fixed rate
- SONYMA insured

PROPERTY

Six units; Rental

SCOPE OF WORK

Gut rehab of vacant four-story building to include replacement of all building systems and construction beams and conversion of six one-bedroom units into three one-bedroom and three two-bedroom units

INCOME CLASS

Low



Crotona Park East

CONSTRUCTION & PERMANENT LOAN

\$2,016,571

- CPC: \$828,000
 - 20 year, fixed rate
- HPD 8A: \$915,200
 - 29 year, fixed rate
- HOME: \$273,371
 - 15 year, fixed rate
- SONYMA insured

PROPERTY

48 units; Rental

SCOPE OF WORK

Mod rehab of two occupied five-story buildings with six three-room, 39 four-room, and two six-room units with a superintendent's two-bedroom unit to include new windows, plumbing, boiler, and pointing

INCOME CLASS

Low



Morrisania

CONSTRUCTION AND PERMANENT LOAN

\$6,032,222

- CPC: \$2,716,574
 - 30 year, fixed rate
- HPD: \$2,483,648
 - 30 year, fixed rate
- HOME: \$832,000
 - 15 year, fixed rate
- SONYMA insured

PROPERTY

39 units; Rental

SCOPE OF WORK

Gut rehab of six story mixed-use elevator building to include new windows, roof repair, new plumbing and electrical, and new boilers

INCOME CLASS

Low



Morrisania

CONSTRUCTION AND PERMANENT LOAN

\$5,381,416

- CPC: \$795,700
 - 30 year, fixed rate
- HPD: \$1,803,203
 - 30 year, fixed rate
- HOME: \$2,782,513
 - 15 year, fixed rate
- SONYMA insured

PROPERTY

31 units; Rental

SCOPE OF WORK

Gut rehab of six-story walk-up building with 23 of 31 units vacant to include new windows, plumbing, electrical, boilers, and roof repair

INCOME CLASS

Low



Morrisania

CONSTRUCTION & PERMANENT LOAN

\$4,988,000

- CPC: \$2,400,000
 - 30 year, fixed rate
- HPD Participation Loan Program (PLP): \$2,588,000
 - 30 year, fixed rate
- SONYMA insured

PROPERTY

55 units; Rental

SCOPE OF WORK

Mod rehab of six-story walk-up building with 24 three-room, 28 four-room, and two five-room apartments, and a one-bedroom super's unit to include new roof, windows, re-piping of water system, kitchen and bathroom rehab, and rebuilding of front courtyard

INCOME CLASS

Low



Bedford Stuyvesant

CONSTRUCTION AND PERMANENT LOAN

\$1,690,306

- CPC: \$363,040
 - 30 year, fixed rate
- HOME: \$1,219,266
 - 30 year, fixed rate
- HPD: \$108,000
 - 30 year, fixed rate
- SONYMA insured
- HPD Third Party Transfer Program

PROPERTY

Eight units; Rental

SCOPE OF WORK

Gut rehab of vacant building to include one studio, four one-bedroom, and three two-bedroom units

INCOME CLASS

Low

BROOKLYN



Bushwick

PERMANENT LOAN

\$500,000

- 30 year, fixed rate
- SONYMA insured
- Refinance

PROPERTY

Three units; Rental

SCOPE OF WORK

Refinance of mod rehabbed three-story mixed-use occupied building with three two-bedroom apartments and 1,250sf of commercial space

INCOME CLASS

Low



Clinton Hill

CONSTRUCTION AND PERMANENT LOAN

\$3,800,000

- 30 year, fixed rate
- SONYMA insured
- Refinance

PROPERTY

19 units; Rental

SCOPE OF WORK

New construction of seven-story elevator building with two studios, one one-bedroom and 16 two-bedroom units, nine parking spaces, and 18 rentable storage units

INCOME CLASS

Moderate



Bedford Stuyvesant

CONSTRUCTION AND PERMANENT LOAN

\$5,745,482

- CPC: \$2,124,000
 - 30 year, fixed rate
- HPD: \$3,621,482
 - 30 year, fixed rate
- SONYMA insured
- HPD Third Party Transfer Program

PROPERTY

37 units; Rental

SCOPE OF WORK

Gut rehab of three vacant buildings, substantial rehab of two, and mod rehab of remaining building to collectively include seven studios, five one-bedroom, 17 two-bedroom, five three-bedroom, and two four-bedroom units, along with one two-room super's unit upon completion

INCOME CLASS

Moderate

BROOKLYN



Ocean Hill

PERMANENT LOAN

\$499,990

- 30 year, fixed rate
- SONYMA insured
- Refinance

PROPERTY

Six units; Rental

SCOPE OF WORK

Gut rehab of occupied three-story walk-up building with three two-bedroom and three one-bedroom units

INCOME CLASS

Moderate

Bay Ridge

PERMANENT LOAN

\$745,000

- Five year, adjustable rate
- Refinance

PROPERTY

Two units; Rental

SCOPE OF WORK

Refinancing of gut rehabbed mixed-use building with two four-bedroom units and ground floor commercial space to include new kitchens and bathrooms, individual heating systems, new hot water heaters, and new sheetrock walls

INCOME CLASS

Middle

NOTE

Monthly rents are comparable to similar rental units in the neighborhood.

Cobble Hill

PERMANENT LOAN

\$499,900

- 30 year, fixed rate
- SONYMA insured
- Refinance

PROPERTY

Five units; Rental

SCOPE OF WORK

Refinance of recently mod rehabbed occupied four-story walk-up building with four studios and one triplex three-bedroom unit

INCOME CLASS

High

NOTE

Three affordable studios renting for \$1,267, one rent controlled unit, and one three-bedroom triplex unit rents for \$3,500.

MANHATTAN



Inwood

FREDDIE MAC PERMANENT LOAN

\$2,100,000

- 10 year, fixed rate
- Refinance

PROPERTY

38 units; Rental, Six units; Commercial

SCOPE OF WORK

Refinancing of two contiguous five-story walk-up buildings with upgraded mechanical systems

INCOME CLASS

Low



East Harlem

CONSTRUCTION & PERMANENT LOAN

\$1,696,000

- CPC: \$554,210
 - 20 year, fixed rate
- HPD: \$1,141,790
 - 30 year, fixed rate
- SONYMA insured

PROPERTY

Ten units; Rental

SCOPE OF WORK

Gut rehab to include reconfiguration of existing 15 small two-bedroom units into one studio and nine two-bedroom units and plumbing and electrical upgrades

INCOME CLASS

Moderate



Washington Heights

PLP CONSTRUCTION AND PERMANENT LOAN

\$7,591,181

- CPC: \$3,347,731
 - 30 year, fixed rate
- HPD: \$4,243,450
 - 30 year, fixed rate
- SONYMA insured

PROPERTY

83 units; Rental

SCOPE OF WORK

Substantial mod rehab of two attached five- and six-story buildings with nine studios, 50 one-bedroom, 13 two-bedroom, nine three-bedroom, and two four-bedroom units to include plumbing and electrical repair, repair of rear retaining wall, installation of new roof, kitchens, and bathrooms, new windows, and new boilers

INCOME CLASS

Moderate



Central Harlem

CONSTRUCTION AND PERMANENT LOAN

\$2,024,617

- CPC: \$735,000
- 20 year, fixed rate
- HPD: \$1,289,617
- 30 year, fixed rate
- SONYMA insured
- HPD Third Party Transfer Program

PROPERTY

Nine units; Rental

SCOPE OF WORK

Gut rehab of five-story mixed-use walk-up building with 13 residential units and 1,080sf of ground floor retail space to include five two-bedroom and four three-bedroom units upon completion

INCOME CLASS

Moderate



Lower East Side

CONSTRUCTION & PERMANENT LOAN

\$2,152,502

- CPC: \$1,007,235
- 23 year, fixed rate
- HPD: \$618,237
- 28 year, fixed rate
- HOME: \$527,000 (Loan: \$440,000; Lien: \$87,000)
- 30 year, fixed rate
- SONYMA insured
- 40-year Article XI Tax Exemption
- HPD Third Party Transfer Program

PROPERTY

Eight units; Rental

SCOPE OF WORK

Gut rehab of vacant five-story building to contain six three-room and two four-room apartments and 1,856sf of commercial space

INCOME CLASS

Moderate



Hempstead

PERMANENT LOAN

\$750,000

- 15 year, fixed rate
- SONYMA insured
- Refinance

PROPERTY

Two units; Special Needs

SCOPE OF WORK

Financing the purchase of 330 Greenwich St., a 2,200sf single story masonry building used for NYS Office of Mental Retardation and Developmental Disability (OMRDD) for day programs and refinancing of 313 Greenwich St., a 15,000sf building with parking lot for 25 cars occupied by Center for Rapid Recovery (CRR) which provides individual treatment rooms, counseling, training, and infant care

INCOME CLASS

Moderate

HUDSON VALLEY



Poughkeepsie

CONSTRUCTION & PERMANENT LOAN

\$727,000

- CPC: \$552,000
 - 30 year, fixed rate
- HOME: \$175,000
 - 10 year, fixed rate
- SONYMA insured

PROPERTY

Eight units; Rental, One unit;
Commercial

SCOPE OF WORK

Gut rehab of vacant three-story mixed-use brick building to include eight apartments and one ground floor cafe/restaurant upon completion

INCOME CLASS

Low



Yonkers

CONSTRUCTION & PERMANENT LOAN

\$2,600,000

- Five year, adjustable rate
- 30 year term
- SONYMA insured

PROPERTY

15 units; Rental, One unit;
Commercial

SCOPE OF WORK

Acquisition and gut rehab of vacant five-story mixed-use building to include 15 residential units and one retail unit upon completion

INCOME CLASS

Moderate



New Rochelle

PERMANENT LOAN

\$450,000

- Five year, adjustable rate
- 15 year term
- Refinance

PROPERTY

Two units; Rental

SCOPE OF WORK

Refinancing of two remaining single-family two-bedroom condos in Highland Commons new construction project

INCOME CLASS

Middle

NOTE

Affordable monthly rents of \$2,500 based on analysis of comparable rentals.

HUDSON VALLEY



New Rochelle

PERMANENT LOAN

\$208,900

- 30 year, fixed rate

PROPERTY

One unit; Condo

SCOPE OF WORK

Acquisition of one four-bedroom townhouse-style condo facilitated and financially supported by the City of New Rochelle

INCOME CLASS

Middle

NOTE

Developed by Habitat for Humanity of Westchester.



Wappingers Falls

PERMANENT LOAN

\$1,700,000

- 30 year, fixed rate
- SONYMA insured
- Refinance

PROPERTY

71 units; Co-op

SCOPE OF WORK

Refinancing of existing CPC mortgage on complex including four buildings with 42 one-bedroom units and 29 two-bedroom units, 15 outdoor parking spaces, and a small playground, with reserves needed for necessary improvements

INCOME CLASS

Middle

NOTE

Moderately priced co-op with common charges ranging from \$412 to \$716 per month.



New Windsor

CONSTRUCTION AND

PERMANENT LOAN

\$8,650,000

- CPC: \$3,100,000
 - 30 year, fixed rate
- HTF: \$2,175,000
 - 30 year, fixed rate
- Tax Credit Equity: \$3,375,000
- SONYMA insured

PROPERTY

91 units; Rental

SCOPE OF WORK

New construction of two three-story elevator buildings with 91 one-bedroom apartments for seniors

INCOME CLASS

Middle

NOTE

The Town of New Windsor has created affordable senior multi-family zoning for the site.



Village of Gardiner

PERMANENT LOAN

\$255,000

- 30 year, fixed rate
- SONYMA insured
- Refinance

PROPERTY

Three units; Rental

SCOPE OF WORK

Refinancing of newly constructed two-story three-family residence with two two-bedroom townhouse style apartments and one one-bedroom apartment

INCOME CLASS

High

NOTE

Affordable monthly rents ranging from \$800 to \$1,300.



Albany

PERMANENT LOAN INCREASE

\$81,000

- 30 year, fixed rate
- SONYMA insured

PROPERTY

Six units; Rental, One unit; Commercial

SCOPE OF WORK

Gut rehab of four-story brick, wood frame building with a pizzeria in ground floor retail space and vacant upper floors to include one studio, four one-bedroom, and one two-bedroom apartments upon completion

INCOME CLASS

Low



Wynantskill

PERMANENT LOAN INCREASE

\$78,256

- 18 year, fixed rate
- SONYMA insured
- Refinance

PROPERTY

Five units; Special Needs

SCOPE OF WORK

Refinancing mod rehab of five of six cottages to include modernization of kitchens and bathrooms, expansion of living space, and update of dated exteriors

INCOME CLASS

Middle

NOTE

Each cottage houses six children who require continuous supervision and treatment.

ALBANY & EASTERN NEW YORK



Rensselaer

PERMANENT LOAN

\$4,450,000

- 30 year, fixed rate
- SONYMA insured
- Refinance

PROPERTY

49 units; Assisted Living

SCOPE OF WORK

Refinancing of existing construction loan on two-story wood-frame and brick elevator building comprised of five one-bedroom and 44 two-bedroom units for adults aged 50 years and older with two detached one-story garages for 25 cars, community room, exercise room, and rental office

INCOME CLASS

Middle

NOTE

Affordable monthly rents range from \$850 to \$956.

SYRACUSE, CENTRAL NEW YORK & ROCHESTER



Syracuse

CONSTRUCTION AND

PERMANENT LOAN

\$730,000

- 30 year, fixed rate
- SONYMA insured
- Refinance

PROPERTY

Eight units; Rental

SCOPE OF WORK

Refinancing the purchase and complete interior/exterior rehab of four two-family townhouses, each with three bedrooms, on Robert Drive in the City of Syracuse

INCOME CLASS

Low



Syracuse

PERMANENT LOAN

\$380,000

- 30 year, fixed rate
- SONYMA insured
- Refinance

PROPERTY

12 units; Rental

SCOPE OF WORK

Refinancing of five recently rehabbed multi-family homes comprised of four two-family homes and one four-family home purchased in 2007

INCOME CLASS

Low

SYRACUSE, CENTRAL NEW YORK & ROCHESTER



Syracuse

PERMANENT LOAN

\$80,000

- 30 year, fixed rate
- SONYMA insured

PROPERTY

Six units; Rental, One unit;
Commercial

SCOPE OF WORK

Acquisition and rehab of three-story wood-frame building constructed approximately 70 years ago with ground floor commercial space and six residential units on two upper floors

INCOME CLASS

Moderate



Syracuse

PERMANENT LOAN

\$600,000

- 30 year, fixed rate
- SONYMA insured
- Refinance

PROPERTY

23 units; Rental

SCOPE OF WORK

Purchase of one property and refinancing of 11 additional recently rehabbed properties which together include three single-family homes, seven two-family homes, and two three-family homes mainly purchased between 2003-2005

INCOME CLASS

Moderate

BUFFALO & THE SOUTHERN TIER



Bemus Point

PERMANENT LOAN

\$633,500

- 30 year, fixed rate
- SONYMA insured
- Refinance

PROPERTY

19 units; Rental

SCOPE OF WORK

Refinancing of two-story brick senior housing complex including 19 one-bedroom rental units

INCOME CLASS

Middle

NOTE

All 19 units receive Section 8 assistance.



Buffalo

PERMANENT LOAN

\$460,000

- 30 year, fixed rate
- SONYMA insured
- Refinance

PROPERTY

11 units; Rental

SCOPE OF WORK

Refinancing of two historic three-story brick buildings built in the early 1900s comprised of three two-bedroom units and eight three-bedroom units in excellent condition

INCOME CLASS

Middle

NOTE

Affordable monthly rents range from \$895 to \$935 for two-bedroom units and \$750 to \$1,665 for three-bedroom units, plus utilities.



Paterson

PERMANENT LOAN

\$1,775,080

- Five year, adjustable rate
- 30 year term

PROPERTY

Eight units; Rental, Four units;
Commercial

SCOPE OF WORK

Acquisition of mixed-use, multi-family building with eight residential units and 17,000sf commercial space consisting of four units

INCOME CLASS

Low



Newark

PERMANENT LOAN

\$356,000

- Five year, adjustable rate
- 30 year term
- Refinance

PROPERTY

Three units; Rental

SCOPE OF WORK

Refinancing new construction of one three-family unit, originally built as a for sale property but converted to a fully occupied rental unit

INCOME CLASS

Low

NEW JERSEY



Newark

PERMANENT LOAN

\$331,000

- Five year, adjustable rate
- 30 year term
- Refinance

PROPERTY

Three units; Rental

SCOPE OF WORK

Refinancing new construction of one three-family unit, originally built as a for sale property but converted to a fully occupied rental property

INCOME CLASS

Low



Newark & East Orange

PERMANENT LOAN

\$152,370

- Five year, adjustable rate
- 30 year term
- Refinance

PROPERTY

Two units; Rental

SCOPE OF WORK

Refinancing of two substantially renovated properties including a two-family home in East Orange and a 2.5 family home in Newark; Properties are currently in CPC's Chadwick Revolver but have been converted from for sale to rental properties

INCOME CLASS

Low (Newark)



Irvington

PERMANENT LOAN

\$2,124,000

- Five year, adjustable rate
- 30 year term
- Refinance

PROPERTY

32 units; Rental

SCOPE OF WORK

Refinancing of garden apartment complex in good condition

INCOME CLASS

Moderate