



**Angulus**  
Capital Management, LLC

# ANGULUS LENDING OPPORTUNITIES FUND, LP

Loan Products (Updated for COVID-19)

July 2020

## Multifamily Credit Box

Property Types	Multifamily 5-50 units
Loan Size	\$500,000 to \$5,000,000
Lien Type	Senior Liens or 1st Position Trust Deeds and Mortgages
Loan Purpose	Commercial Purpose Only
Term	Up to 18 months
Interest Rate	9.5% and Up
Origination Fee	2.5% and Up
Interest Type	Dutch interest (accrual based on the full loan amount regardless of when any reserves are funded). Non-Dutch terms may be considered on a deal by deal basis.
Amortization	Interest-only
Location	United States (excluding South Dakota and Minnesota) considered.
Loan-to-Value (LTV)	<ul style="list-style-type: none"><li>Up to 80% Loan to Cost (LTC)</li><li>After Repair LTV / As Stabilized Value: 70%</li></ul>
Construction Reserve	Must have third party construction manager and a detailed scope of work.
B Paper/2nd TD	First Position Only
Recourse	<ul style="list-style-type: none"><li>Individual borrowers: loans will be full recourse to the borrower.</li><li>Entity borrowers: recourse in the form of a personal guarantee is required.</li><li>Personal guarantees required from an individual or individuals with a minimum combined equity stake of 20% in the borrowing entity.</li></ul>