

## Current Rialto Housing Authority Loan

As of January 2025 to until March 2025

Existing Rialto Housing Authority Loan on Citrus Grove  
(as currently is)

**\$21,978,000**



Loan Restructured  
\$14,405,205 forgiven by February 28, 2025  
**\$8M**



55 Year Term  
Interest rate: 3%  
Maturity date: August 2061  
Original loan Amount: \$14,754,722  
Repayment terms: Due from net cash flow  
Origination date: August 1, 2006

## Interim Construction Period

March 2025 - September 2026



### BRIDGE LOAN

Loan converted into a construction bridge loan, during  
the construction period only (18 months)

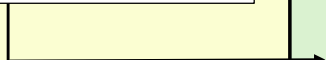
**\$8M**



### BRIDGE LOAN PAID OFF

construction bridge loan paid off, by separate JPM Chase  
construction loan.

**\$8M**



2-Yr Term (construction period only)  
Interest rate: 4.53%  
Maturity date: TBD

## Loan Fully Restructured

September 2026



**55 Years of Affordable Housing!** These measures will ensure the  
continued availability of affordable housing in the City of Rialto for  
generations to come.

### PERMANENT LOAN

Loan converted to a new permanent loan to Citrus Grove  
at 4.53% interest for a term of 55 years.

**\$8M**

(NEW LOAN)  
55 Year loan Term  
Interest rate: 4.53%  
Maturity date: September 2081  
Repayment Terms: Due from net cash flow

**\$250,000** cash contribution given to the City