



HUD 242/223(f) Program

Acquisition or Refinance of Hospitals

Housing & Healthcare Finance (HHC Finance) with \$1.4 billion in closed HUD loans over the last 3 years is one of HUD's leading healthcare lenders.

We are committed to being a long-term financing partner to our clients which range from single facility owners to publicly traded REITs.

Our insight and rapid execution capabilities allow us to deliver innovative, flexible, and timely financings to our clients. We excel in situations that require creativity, expertise, and speed.

If you want to experience lending expertise that will help your business grow, please contact:

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PROPERTY TYPES	Acute Care Hospitals (at least 50% of total patient days must come from acute care services except for critical access hospitals)
ELIGIBLE BORROWERS	For profit and non-profit entities (must demonstrate need and Borrowers obtain CON if required by the state)
LOAN AMOUNT	No Minimum/No Maximum
LOCATION	Nationwide
TERM & AMORTIZATION	Up to 25 years and fully amortizing
GENERAL LOAN TERMS	Maximum loan cannot exceed 90% Loan to Value
INTEREST RATE	Fixed rate, subject to market conditions at the time of rate lock
RECOURSE	None, except standard carve-outs
ASSUMABLE	Yes, subject to HUD approval
PREPAYMENT	Typically loans are prohibited from prepayment for the 1st year, then have a 9% penalty declining 1% each year thereafter until 0%. Alternative lockout and prepayment structures are available.
MORTGAGE INSURANCE PREMIUM	1% at closing 0.60% annually
OTHER	Davis Bacon prevailing wages are required for new construction and substantial rehabilitation 20% of the mortgage amount may be used for capital improvements and equipment Escrows required for repairs, mortgage insurance premium, taxes, insurance, and replacement reserves Third party reports include appraisal, Market Need and Financial Feasibility study, PCNA, and Phase I