

HUD 221(d)(4) Loan

New Construction or Substantial Rehabilitation of Multifamily Properties



PROGRAM SUMMARY



Eligible Properties

Market Rate, Affordable,
& Subsidized Housing



Term & Amortization

Interest-Only Term Equal to
Actual Construction Period
Plus 40 Years, Fully Amortizing



Recourse

None, Except
Standard Carve-Outs



Eligible Borrowers

Single-Asset, Special
Purpose Entities
(For-Profit or Non-Profit)



Mortgage Insurance Premium

0.25% to 0.65% at Closing,
0.25% to 0.65% Annually



Prepayment

Flexible, Rate Will
Reflect Structure



Loan Amount

No Minimum/No Maximum
(Limited by Loan Parameters)



General Loan Parameters

(For Loan Amounts Up to \$75 Million)
Maximum Loan Is the Lesser of:

Property Type	Max Loan to Cost	Min Debt Service Coverage
Subsidized	90%	1.11x
Affordable	87%	1.15x
Market Rate	85%	1.18x



Location

Nationwide



Interest Rate

Fixed Rate, Subject to
Market Conditions at
Time of Rate Lock



Assumable

Yes, Subject to
HUD Approval



Other

- Davis-Bacon Prevailing Wages Are Required
- HUD Requires Contributions to a Mortgage Reserve Fund

An Expert Lender Providing Expert Solutions

Founded in 2002, Housing & Healthcare Finance, LLC (HHC Finance) provides a comprehensive range of financing solutions and advisory services to healthcare facilities, hospitals, market-rate multifamily, and affordable housing companies nationwide.

HHC Finance is committed to being a long-term partner to our clients which range from single facility owners to publicly traded REITS. We have closed over \$3.4B in HUD loans in the last 10 years making us one of HUD's leading lenders.

HHC Finance's expertise and rapid execution capabilities deliver innovative, flexible and timely financings that allow our clients to expand and improve their operations. We assign a dedicated team of experienced professionals to process, underwrite, and close every one of our financings.

In addition to being a leading HUD lender, we provide bridge loans, revolving lines of credit, construction loans, and mezzanine financing through our Capital Advisory Group (CAG). The Group has placed over \$4B in loans with over 45 lenders since its formation in late 2015 including \$3B since 2018.

We Focus on Financing
Multifamily Properties
& Healthcare Facilities
Including:

- Low Income/Subsidized & Market Rate Multifamily Housing
- Skilled Nursing
- Assisted Living
- Memory Care
- Independent Living
- Board & Care Homes
- Acute Care Hospitals

OUR LOCATIONS

Washington, DC (HQ)

Tenafly, NJ

Wilmington, NC

Philadelphia, PA

New York, NY

Brooklyn, NY

Columbus, OH

Chicago, IL

St. Louis, MO

Dallas, TX

Oakland, CA

Vancouver, WA

For Lending Expertise that will help your business grow, please contact:

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