

## HUD 223 (a)(7) Loan

Refinance of Existing HUD Loans



### PROGRAM SUMMARY



#### Eligible Properties

Existing HUD-Insured  
Healthcare Properties



#### Term & Amortization

The remaining term of the mortgage  
plus 12 years (subject to HUD approval)  
not to exceed the term of the original  
HUD-Insured mortgage



#### Recourse

None, Except  
Standard Carve-Outs



#### Eligible Borrowers

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



#### Mortgage Insurance Premium

0.50% at Closing,  
0.55% Annually



#### Prepayment

Flexible, Rate Will  
Reflect Structure



#### Loan Amount

Entity can borrow up to 100%  
of the original principal balance  
(Subject to General Loan Parameters)



#### General Loan Parameters

Maximum Loan Is the Lesser of:

- The original HUD-Insured mortgage amount
- The outstanding mortgage plus all closing costs, capital improvements, prepayment penalties, and repairs
- 1.10x Debit Service Coverage



#### Location

Nationwide



#### Interest Rate

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



#### Assumable

Yes, Subject to  
HUD Approval

## 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

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