

HUD 223(f) Loan

Acquisition or Refinance of Multifamily Properties



PROGRAM SUMMARY



Eligible Properties

Market Rate, Affordable, & Subsidized Housing



Term & Amortization

Up to 35 Years,
Fully Amortizing



Recourse

None, Except
Standard Carve-Outs



Eligible Borrowers

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



Mortgage Insurance Premium

.25% to 1.0% at Closing,
.25% to 0.60% 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 Value	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



Other

- Properties Must Average Physical Occupancy Levels of 85% for 6 Months Prior to Submission, and Maintain That Level Through Loan Closing



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 healthcare 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. The Group has placed over \$2.5B in loans with over 40 lenders since its formation in late 2015.

We Focus on Financing Healthcare Facilities & Multifamily Properties Including:

- Low Income/Subsidized & Market Rate Multifamily Housing
- 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
- Boston, MA
- Columbus, OH
- Chicago, IL
- St. Louis, MO
- Dallas, TX
- Oakland, CA
- Vancouver, WA

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

Stephanie Anderson

sanderson@hhcfinance.com
617.848.4199

Heidi Begeot

hbegeot@hhcfinance.com
541.980.2081

Charles Dabich

cdabich@hhcfinance.com
301.969.3300

Neil Gamss

ngamss@hhcfinance.com
347.525.3663

Isaac Haas

ihaas@hhcfinance.com
917.825.0998

Joe Jurczak

jjurczak@hhcfinance.com
503.459.3125

Eli Lesin

elesin@hhcfinance.com
908.415.3039

Elan Magence

emagence@hhcfinance.com
847.933.9464

Steven Naumberg

snaumberg@hhcfinance.com
845.825.2457

Tom Peters

tpeters@hhcfinance.com
360.609.1166