

HUD 232 Loan

Construction or Rehabilitation of Healthcare Facilities



PROGRAM SUMMARY



Eligible Properties

Skilled Nursing,
Assisted Living, &
Board & Care Facilities



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

0.77% at Closing,
0.77% Annually



Prepayment

Flexible, Rate Will
Reflect Structure



Loan Amount

No Minimum/No Maximum
(Limited by Loan Parameters)



General Loan Parameters

Maximum Loan Is the Lesser of:

- 1.45x DSC
- 90% of Replacement Cost
- 75% LTV for Assisted Living/
Board & Care Facilities
- 80% LTV for Skilled Facilities



Location

Nationwide



Interest Rate

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



Other

Davis-Bacon Prevailing
Wages Are Required



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 Healthcare Facilities & Multifamily Properties Including:

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

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:

Dov Carl

dcarl@hhcfinance.com
847.933.9465.

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