

# HUD 232 PROGRAM


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,  
 + 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/Maximum

 **General Terms**  
 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**

- Payment of Davis Bacon Prevailing Wages is Required



**Housing & Healthcare Finance, LLC**  
 5515 Security Lane, Suite 735  
 North Bethesda, MD 20852  
 301.969.3300

## 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 \$1.6 billion in HUD’s loans over the last 4 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. For each financing we work on, we commit a dedicated team of experienced professionals to process, underwrite, and close the financing request.

In addition to being a leading HUD lender, we provide bridge loans, revolving lines of credit, and mezzanine financing through our Capital Advisory Group. The Group has placed over \$1.8 billion in loans since its inception 3 years ago.

We Focus on Financing Healthcare Facilities & Multifamily Properties Including:

- Skilled Nursing Facilities
- Acute Care Hospitals
- Assisted Living Facilities
- Board & Care Homes
- Psychiatric Hospitals
- Low Income/Subsidized and Market Rate Multifamily Housing

## OUR LOCATIONS

### Washington, DC (HQ)

- Wilmington, NC
- Philadelphia, PA
- Tenafly, NJ
- New York, NY
- Boston, MA
- Chicago, IL
- Dallas, TX
- Columbus, OH
- Oakland, CA

*For lending expertise that will help your business grow, please contact:*

**Stephanie Anderson**  
 sanderson@hhcfinance.com  
 617.848.4199

**Charles Dabich**  
 cdabich@hhcfinance.com  
 301.969.3300

**Neil Gamss**  
 ngamss@hhcfinance.com  
 347.525.3663

**Isaac Haas**  
 ihaas@hhcfinance.com  
 917.825.0998

**Eli Lesin**  
 elesin@hhcfinance.com  
 908.415.3039

**Elan Magence**  
 emagence@hhcfinance.com  
 847.933.9464

**Steven Naumberg**  
 snaumberg@hhcfinance.com  
 845.825.2457

**Alden Van Solkema**  
 avansolkema@hhcfinance.com  
 517.927.2996