

Our Seniors Housing Loan is specifically designed for the acquisition or refinance of properties designated and built as seniors housing properties. It offers flexible, multiple terms for a variety of housing property types — independent living properties, assisted living properties, memory care properties and senior properties with a limited amount of skilled nursing.

<b>Eligible Borrowers</b>	<ul style="list-style-type: none"> <li>• Experienced owner/operator of comparable facilities</li> <li>• Loan amount \$3 - \$50 million, the borrower may be a limited partnership, a corporation, or a limited liability company and must be a Single Purpose Entity (SPE).</li> </ul>
<b>Eligible Property Types</b>	<ul style="list-style-type: none"> <li>• Independent living properties</li> <li>• Assisted living properties</li> <li>• Memory care properties</li> <li>• Properties with a limited amount of skilled nursing (maximum 20% of NOI)</li> <li>• Any combination of the above</li> </ul>
<b>Terms</b>	<ul style="list-style-type: none"> <li>• 5-10 year fixed rate (up to 25 years available)</li> <li>• Interest only will be considered</li> <li>• Competitive pricing – call for current quotes</li> </ul>
<b>Eligible Loans</b>	<ul style="list-style-type: none"> <li>• Fixed-rate stabilized properties</li> <li>• Bridge to permanent fixed or floating</li> <li>• Will consider lease up with future funding's</li> <li>• Up to 75% loan to value.</li> </ul>
<b>Financing Options</b>	<ul style="list-style-type: none"> <li>• Acquisition or refinance loans</li> <li>• Targeted Affordable Housing transactions</li> </ul>
<b>Structure</b>	Ability to earn out additional proceeds with rental achievements
<b>Geographic</b>	Nationally
<b>Early Rate-Lock Options</b>	<ul style="list-style-type: none"> <li>• For Fixed-Rate Loans</li> <li>• Rate will be locked at application for 90 days</li> <li>• Future rate locks available up to 12 months from time of application</li> </ul>
<b>Recourse</b>	Non-recourse subject to carve-outs
<b>Application Fee</b>	<ul style="list-style-type: none"> <li>• Typical Lender fee up to 0.5% of the loan amount plus third party expenses</li> <li>• Refundable Application deposit typical 1% to 2% of the loan amount</li> </ul>
<b>Tax and Insurance Escrow</b>	Generally required
<b>Prepayment</b>	Available yield maintenance or declining balance
<b>Assumption</b>	Generally 1% of the loan amount