

NURSING HOME, ASSISTED LIVING and BOARD & CARE FACILITIES - Refinance or Acquisition HUD Section 232/223(f) LEAN



Features

- This is a non-recourse loan.
- Fully assumable subject to CMI and HUD approval.
- Long loan term - up to 35 years, self-amortizing.
- Market-driven, no low-income tenancy requirements.
- Low fixed interest rates, fully amortizing.
- Loan-to-value ratio – Assisted Living Facility (ALF) up to 80% for a for-profit enterprise inclusive of major moveable equipment, (85% for a not-for-profit). Skilled Nursing Facility (SNF) up to 80% for-profit enterprise inclusive of major moveable equipment (85% for not-for-profit)
- Renovations and improvements of up to 15% of value may be included in mortgage provided that no more than one building system is being replaced.
- Most negative loan covenants typically found in conventional loan agreements are eliminated.
- Debt Service Coverage of 1.45.

Eligibility

- Property must be at least 3 years old.
- Mortgagor entity may be either for-profit or not-for-profit.
- Property must meet State eligibility requirements with regard to licensing and operating standards.
- For assisted living/board and care facilities, independent living units may not exceed 25% of the total number of residents.
- No founder's fees, life care fees or similar charges are permitted.

Privately held, Centennial Mortgage is strategically integrated to expertly maneuver through HUD/FHA/USDA requirements. We collaborate to pilot your project through the intricate process. We drive to close then service every loan, delivering continuity, stewardship and peace of mind. Our experience is unmatched - we have one of the highest loan approval rates as we advocate tirelessly to make each loan happen.

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