



Skilled Nursing Assisted Living Facilities

Insured Loan Program
New Construction/ Rehabilitation

Dated information call for current terms.

Loan Amount:	Minimum Loan \$5,500,000
Maximum Loan to Cost:	90% (*1)
Rate:	4.50% Fixed (*2)
Term:	40 Years (No Balloon)
Amortization:	40 Year
Transaction Costs:	Other costs - Budget (*3)
Recourse:	None
Assumable:	Yes, with 1 point fee

Provides both construction and permanent financing in one loan.

Up to 25% non-Licensed independent units allowed

Commercial space limited to 10% of gross floor area and income to 15% or gross income.

- (*1) Actual gross loan amount will be based on lesser of 90% of costs, 75% of appraised value and other considerations. All net loan proceeds must be used to retire current debts, pay financing costs and fund reserves, in addition to all hard and soft costs.
- (*2) Note rate depends on market conditions at time of rate lock.
- (*3) Budget costs will vary with each individual loan. Includes borrower's costs for legal, audit, survey, title, recording charges, lender's legal counsel, etc. Transaction costs are normally reimbursed out of loan proceeds. Initial set-asides are funded out of loan proceeds. Borrower must make annual contributions to reserves. Borrower prepays one year's mortgage insurance at closing.

For more information on this and other programs, call Mat Piro 408.981.5051