

Advantages of HUD FHA 223(f) Transactions for Multifamily Apartments

High LTV (loan-to-value) and low DSCR's
(debt-service-coverage-ratio's)



85% LTV and 1.18% minimum DSCR
for Market Rate Properties

87% LTV and 1.15% minimum DSCR
for Affordable Properties

90% LTV and 1.11% minimum DSCR
for Subsidized Properties

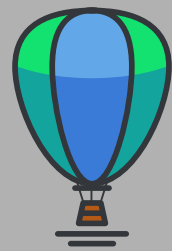
80% LTV for cash out transactions

Non-Recourse and fully assumable subject
to both the lender and FHA approval

Low fixed-rate financing self-amortizing loan up to **35 years**
or **75%** of remaining economic or useful life of the property



————— **NO** —————
Geographical Restrictions
————— **NO** —————



Balloon payments and future risk of refinancing in rising
interest rate environments eliminated

Lower debt-service coverage requirements
than other loan types

..... Supplemental financing is available



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