



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 the 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