

hunt.loans/seniors

BRIDGE LOAN Seniors Housing & Healthcare Financing

Hunt Real Estate Capital's Proprietary Bridge Loan provides attractive financing for borrowers that need flexibility to execute a diverse range of strategies. Property types include skilled nursing facilities, assisted living, memory care, and independent living communities across the U.S.

MARKETS	<ul style="list-style-type: none"> • Primary and secondary MSAs, within the United States • Tertiary markets considered on a case-by-case basis
MAXIMUM LTV	<ul style="list-style-type: none"> • Up to 80% as-is value • Up to 75% of stabilized value
DSCR REQUIREMENT	<ul style="list-style-type: none"> • Minimum DSCR of 1.25x, inclusive of reserves • Best pricing for deals with in-place cash flow
LOAN AMOUNT	<ul style="list-style-type: none"> • \$5 million minimum
TERM	<ul style="list-style-type: none"> • Typically 12-36 months during the initial loan term • Extension options available up to 48 month total term
INTEREST RATE	Competitive floating rate, spread over 30 day LIBOR
AMORTIZATION	Interest only
PREPAYMENT	Customized yield maintenance periods available depending on borrower strategy
SECURITY	<ul style="list-style-type: none"> • First mortgage lien and assignment of rents required • Single-purpose entities required
FEES	<ul style="list-style-type: none"> • Standard commitment and exit fee with exit fee waived if Hunt provides the permanent financing takeout • Extension fees may apply
RECOURSE	Non-recourse except for standard carveouts
RESERVES	<ul style="list-style-type: none"> • Upfront reserves may include interest operating shortfall, Capex, and other reserves as needed • Ongoing reserves include tax, insurance, replacement reserves

For More Information Contact:

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