

# Acquisition/Bridge to LEAN 232/223(f)



## Bridge Financing for the Acquisition or Refinancing of Senior Properties & Permanent Financing through LEAN 232/223(f)

Churchill Stateside Group (CSG) and its wholly owned affiliates serve the multifamily and affordable housing, senior housing and healthcare, and renewable energy industries. CSG sponsors tax credit equity investment funds for institutional investors and provides a variety of construction and permanent financing solutions to developers.

The company's investor and developer clients benefit from an experienced staff, prominent and proactive senior leadership, and attractive debt and equity platforms. CSG has long-standing and successful investment relationships with numerous corporate investors, pension funds, and insurance companies. The company is an approved USDA Rural Development and HUD MAP and LEAN Lender. CSG pursues high quality lending and investment opportunities across the nation.

## TERMS

### Eligible Properties

Senior Housing Properties including nursing facilities, assisted living facilities, personal care and board, memory care, and other care facilities are eligible.

### Qualified Borrower

For-profit or non-profit single asset, single purpose entity.

### Loan Amount

Minimum - \$1,000,000; Maximum - \$20,000,000 (Larger amounts may be considered on a case-by-case basis).

### Loan to Cost

Up to 75% of purchase price or value. Must be supported by HUD take out loan.

### Interest Rate

Fixed rate financing. For current rate, please reach out to your appropriate Originations Officer.

### Security

First mortgage on facility plus security interest in FF&E and assignment of any operation agreements.

### Equity Requirements

Equity requirements determined based upon LEAN 232/223(f) underwriting guidelines.

### Recourse

Full recourse from the principals and/or operating company.

### Third Party Reports

Appraisal, Phase I, and Capital Needs Assessment. Intent is to utilize the same reports for both the Bridge and LEAN 232/223(f). Borrower pays for all reports.

### Term

6-12 months.

	MULTIFAMILY LENDING
	RENEWABLE ENERGY
	BOND UNDERWRITING
	TAX CREDIT SYNDICATION
	RESIDENTIAL HEALTHCARE FACILITIES

Conventional, HUD/FHA, USDA RD 538 Lending, Tax Credit Equity, and Investment Capital.  
[www.CSGfirst.com](http://www.CSGfirst.com)