

HUD Section 242/223(f)

Long-term, Fixed Rate Financing for the Acquisition and Refinance of Hospitals



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

Critical Access Hospitals and Acute Care Hospitals with demonstrated need.

Qualified Borrower

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

Non-Recourse Guaranty

Nonrecourse except for standard carve-outs.

Interest Rate

Fixed for term of loan; locked after issuance of firm commitment.

Term/Amortizaion

Maximum of 25 years; Fully amortizing.

Assumable

Fully assumable.

Prepayment

Negotiable; typically, a specified lock-out period then declining prepayment for 10 years until 0%.

Repairs

Amount of repairs must be less than 20% of the mortgage amount.

Loan Sizing Loan Amount is the lesser of the following:

- Maximum 90% LTV
- Refinance: Loan amount cannot exceed the cost to refinance the existing indebtedness.
- Acquisition loan amount must not exceed the cost of acquisition.
- Average Operating Margin must be greater than 0 for the past 3 years;
- Average Debt Service Coverage must be greater than 1.25x for the past 3 years.

**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.

CSGfirst.com

CONTACT US



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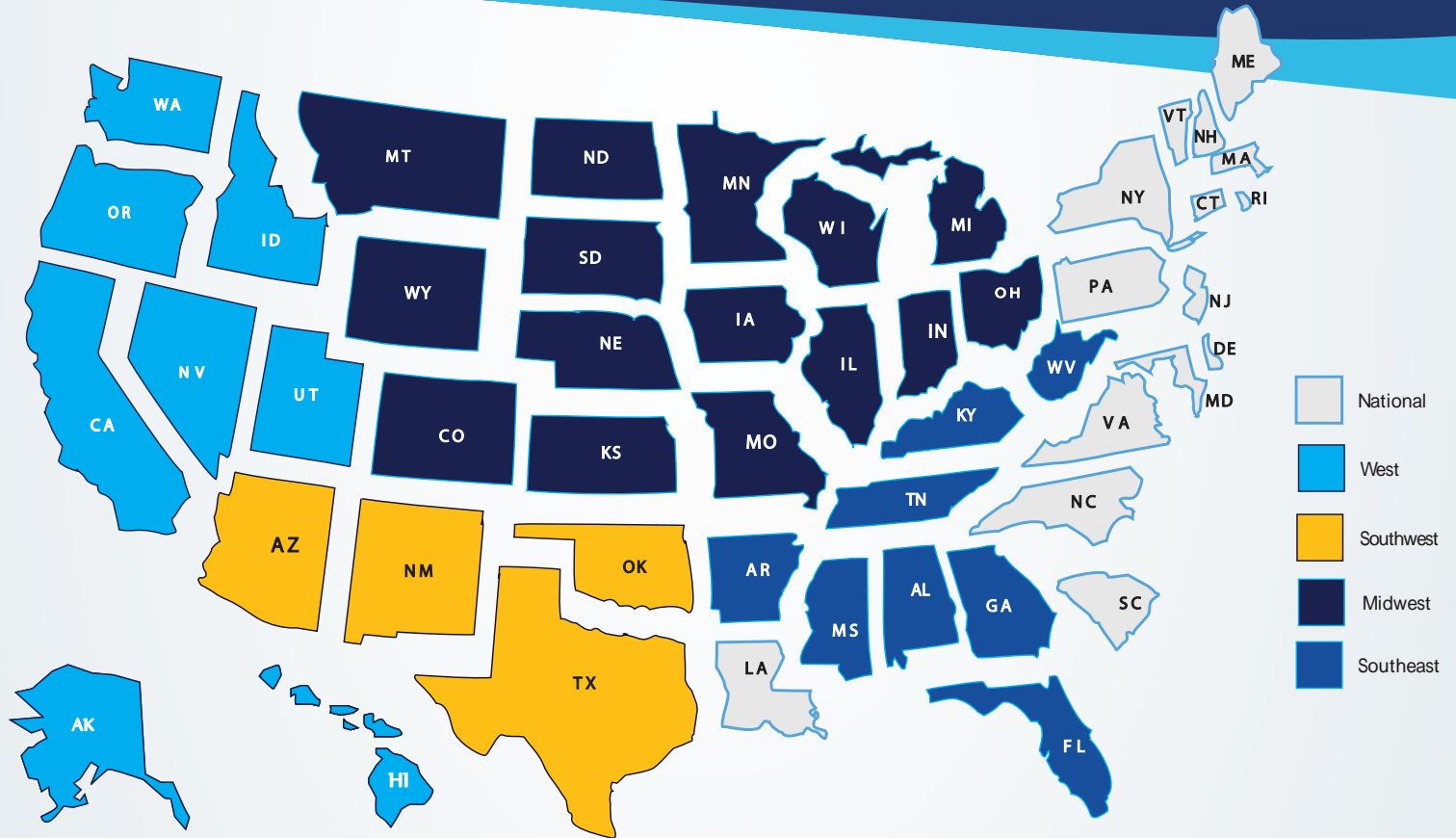
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CSGfirst.com



Providing Experience & Integrity Since 2005



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Churchill Mortgage Investment LLC (“CMI”) is a subsidiary of Churchill Stateside Group, LLC. CMI is an FHA MAP/LEAN and USDA Approved Lender. Churchill Stateside Securities, LLC (CSS) is an independent broker-dealer, registered with the U.S. Securities and Exchange Commission (SEC), a member of the Financial Industry Regulatory Authority, Inc. (FINRA), the Securities Investor Protection Corporation (SIPC), and MSRB registered. Check the background of Securities offered through Churchill Stateside Securities, LLC and your investment professional on FINRA’s BrokerCheck: brokercheck.finra.org