

Harborview Healthcare Mezzanine Loan Program

Skilled Nursing, Assisted Living, Memory Care, Independent Living

Eligible Borrowers	Experienced profit motivated, non-profit (with suitable guarantor), and public owners. Pro forma/Turnaround allowed with suitable operator experience demonstrated
Eligible Asset Types	Licensed and Unlicensed Nursing, Assisted Living, Intermediate Care, Board and Care, Independent Living and Continued Care Retirement Community, Short-term Acute Stay, Rehab, Continuum of Care
Minimum Loan Amount	\$500,000
Maximum Leverage	Up to 90% of purchase price
Maximum Term	Coterminous with first, generally 24 to 38 months
Loan Terms	2% origination, 12-18% interest, interest only (at current rates for senior loans, blended rate approximately 5.6%, assuming 4.75% first at 80% LTP)
Security	Personal guarantee of sponsor required, secured by partnership interest and secondary interest in the operation and assets
Loan Conditions	Refinance of acquisition upon stabilization with Harborview, generally via HUD takeout. Standard inter-creditor agreement with senior lender. If multiple properties, cross collateralization and cross default.