

# FHA

<b>LOAN AMOUNT</b>	Over \$2M				
<b>DEAL PROFILE</b>	Permanent financing for the acquisition, refinance, or repositioning of multifamily and healthcare properties. New Construction and substantial renovation for multifamily or healthcare properties.				
<b>TERM</b>	<b>Permanent:</b> Fixed rate up to 35 years <b>Construction/Sub-Rehab:</b> Fixed rate up to 40 years, plus an I/O construction period not to exceed 24 months				
<b>LTC/LTV<sup>1</sup></b>	<table border="0"> <tr> <td><b>Permanent</b></td> <td><b>Construction/Sub-Rehab</b></td> </tr> <tr> <td> <ul style="list-style-type: none"> <li>223(a)(7): Original Principal Balance or UPB plus Transaction Costs; LTV N/A</li> <li>223(f): 100% of existing debt plus transaction costs including repairs; LTV: 85%-90%, 80% if equity takeout is desired</li> </ul> </td> <td> <ul style="list-style-type: none"> <li>221(d)(4): 85-90% Replacement Cost; LTV: N/A</li> </ul> </td> </tr> </table>	<b>Permanent</b>	<b>Construction/Sub-Rehab</b>	<ul style="list-style-type: none"> <li>223(a)(7): Original Principal Balance or UPB plus Transaction Costs; LTV N/A</li> <li>223(f): 100% of existing debt plus transaction costs including repairs; LTV: 85%-90%, 80% if equity takeout is desired</li> </ul>	<ul style="list-style-type: none"> <li>221(d)(4): 85-90% Replacement Cost; LTV: N/A</li> </ul>
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<b>INTEREST RATE</b>	Fixed rate for length of mortgage				
<b>RECOURSE</b>	Non-recourse with standard commercial carve outs				
<b>PREPAYMENT</b>	Flexible prepayment structure with no yield maintenance. Typically no lockout, declining prepay for 10 years.				
<b>PROPERTY TYPES</b>	All multifamily property types including affordable, assisted living facilities, skilled nursing facilities, hospitals				
<b>MARKETS</b>	All markets considered				
<b>RATE LOCK</b>	Accelerated rate lock programs offered for qualifying loans				
<b>SUPPLEMENTAL FINANCING</b>	Available based upon deal specifics				
<b>FEES</b>	Programmatic origination fees based upon loan size				
<b>PROGRAM FEATURES</b>	Fully assumable. Ability to reduce the fixed interest rate for the remaining length of the mortgage via the streamlined IRR program.				

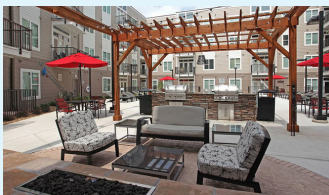
# \$744M

2022 Financing

# #9

2022 FHA Lender<sup>2</sup>

## REPRESENTATIVE PROPERTIES



**Link Apartments Brookstown**  
\$25.9M  
Winston-Salem, NC



**Nine Mile Station Apartments**  
\$63.8M  
Aurora, CO

1. Varies by property affordability component. 2. As of October 2022, FHA ranked PGIM Real Estate the #9 lender by volume. This ranking represents originations production volume from 10/1/21 – 9/30/22. No compensation or submission was involved in these rankings.