



ARBOR

Growing Financial Partnerships



**SENIORS HOUSING &
HEALTHCARE
FINANCING**

FHA 232

Construction and Permanent Healthcare
Financing in One Loan Product



A Perfect Match for New Construction and Substantial Rehabs

Arbor's FHA platform offers 40-year, fixed-rate, non-recourse financing for assisted living, memory care and intermediate/skilled facility construction and substantial rehabilitation projects. Our loans are designed to give you more of what you need – like lower developer equity requirements and flexible pre-payment options.

FHA 232

One Loan = Saved Time and Money

One loan means one set of underwriting criteria, saving you time. You will also save money by only paying closing costs for one loan, not two. One loan also means there is no risk of having loan proceeds reduced if stabilized rents are less than proforma figures. Finally, one loan means one fixed interest rate for the full 40-year term. No balloons. No interest rate hikes. Ever.

Long Term, Non-Recourse

A 40-year fixed interest rate **plus interest-only during the construction period**. Non-recourse means no personal guarantees*.

Lower Equity Requirements

Equity requirements start at 25% for assisted living and memory care, decreasing to 20% for skilled nursing facilities. Non-profits are eligible for 20% for assisted living and memory care, decreasing to 15% for skilled nursing facilities.

Eligible Projects

- Maximum Loan Amount: None
- New Construction, Rehabilitation and Adaptive Reuse Developments
- Independent living cannot exceed 25% of total units in project (up to 30% with waiver)

QUESTIONS?

PLEASE CONTACT YOUR **ARBOR REPRESENTATIVE**
FOR SPECIFIC TERMS, CONDITIONS AND DETAILS.

*With standard exceptions for fraud and misrepresentation.