



LOVE FUNDING

KNOWLEDGE. INTEGRITY. RESULTS.

LOVE FUNDING IS PLEASED TO ANNOUNCE THE LOAN CLOSING FOR:

J.H. Floyd Sunshine Village

Sarasota, Florida

TERMS

\$2,691,200 Refinance Loan
HUD 223(f) Loan Program
5.65% Fixed Interest Rate
35-year Amortization



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Robert L. Smallwood secured \$2,691,200 in financing for the J.H. Floyd Sunshine Village, a 36,478-square-foot senior housing facility located in Sarasota, Fla.

The J.H. Floyd Sunshine Village was originally financed under the HUD 202 loan program. By utilizing the HUD 223(f) loan program to refinance the property, Smallwood was able to lock in a fixed interest rate of 5.65 percent with a 35-year amortization for the borrower, J.H. Floyd Sunshine Village, Inc.

The J.H. Floyd Sunshine Village consists of 59 one-bedroom and studio apartment units and is conveniently located close to local downtown attractions, shopping and area events. The complex offers barrier-free living for ease in mobility and spacious bathrooms with hand-rail assists. Other amenities include onsite laundry facilities, private mail boxes and a facility van for scheduled shopping and doctor appointments.

OTHER RECENT LOAN CLOSINGS BY LOVE FUNDING INCLUDE:

\$6,512,000 Acquisition Loan

Villa at the Lake
HUD 232/223(f) LEAN Program
Conneaut, OH

\$4,675,000 Refinance Loan

Willow Creek Apartments
HUD 207/223(f) Loan Program
Knoxville, TN

\$15,295,000 New Construction Loan

Christian Care Home
HUD 232(f) Loan Program
Ferguson, MO

\$7,327,000 Refinance Loan

Sterling Lake Apartments
HUD 207/223(f) Loan Program
Sterling Heights, MI

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PALM BEACH, FL :: ST. LOUIS, MO :: WASHINGTON, D.C.

FUNDING SOURCES :: FHA :: AGENCY :: FANNIE MAE

PROPERTY TYPES :: MULTIFAMILY :: HEALTHCARE :: AFFORDABLE HOUSING :: SENIOR HOUSING