



LOVE FUNDING

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LOVE FUNDING IS PLEASED TO ANNOUNCE:

The closings of loans totaling \$2,405,500 for two multifamily housing complexes in Tennessee



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FORREST ACRES



COLONIAL VILLAGE



Tammy Tate secured the loans to fund repairs and upgrades for two multifamily complexes in Columbia, Tenn. Tate closed a \$1,309,000 refinance loan for the 52-unit Forrest Acres and a \$1,096,500 refinance loan for the 44-unit Colonial Village. Both deals were secured through HUD's 207/223(f) loan program and included a 35-year amortization.

By securing a refinance loan for the 32,440-square-foot Colonial Village, Love Funding allowed the borrower to pay off an existing interest-only loan at a rate of 7.75 percent, lock in a fixed interest rate of 6.110 percent and complete repairs to the property. The repairs will include renovating every unit and upgrading the building's exterior and common grounds. The property was originally financed under Section 221(d)(3) of the National Housing Act, as amended, and a Housing and Assistance Payment Contract (HAP) was put in place at that time. The current HAP contract expires Sept. 1, 2009, but the borrowers plan on renewing the contract throughout the life of the loan.

Love Funding was also able to reduce the interest rate for the 44,024-square-foot Forrest Acres Apartments. The refinance loan reduced the borrower's interest rate from an interest-only loan of 7.75 percent to a non-recourse, long-term fixed interest rate of 6.15 percent. The total property repairs totaled \$366,521. In addition, each of the 52 units will be renovated, and upgrades to the exterior of the each building and common ground areas will be made. The property was originally financed under Section 236 of the National Housing Act, as amended, and in July 2007, the property was purchased and the FHA mortgage and IRP payments terminated. Once this happened, qualified residents were offered Section 8 vouchers. All of the 52 units are available at market rate but are still well within the affordable rental range.

These two recent transactions bring the total amount of financing secured by Love Funding for the borrower and its affiliates to more than \$62 million.

"Love Funding and Tammy Tate's knowledge of the FHA programs, as well as their respected relationship with the HUD offices, helped to make our financing a success," said Michael Orwitz, General Partner of OSM Investment. "They always provide excellent customer service, and that is why we continue to utilize Love Funding for our financing needs."

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FUNDING SOURCES :: CONDUIT :: LIFE COMPANY :: AGENCY :: FHA

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