



FHA Mortgage Insurance Programs Information Requested for Preliminary Loan Analysis FHA Section 232/223(f) Nursing Home and Assisted Living Facility Refinance or Acquisition

General Property Information:

- Project Name
- Project Location
- Description and Photograph of Project
- Services provided
- Copy of licensure
- Date certificate of occupancy received
- Details of capital expenditures over the last 3 years

Financial and Occupancy Information:

- Last 3 year's audited financial statements
- Year to date unaudited income/expense report (or whatever is available)
- Current census report
- If refinance, amount of debt currently outstanding and prepayment premium, if any
- If acquisition, purchase price and information on the due diligence time frame

Budget:

- Number of beds for each type of unit (assisted living, dementia, etc.)
- Charge for each type of unit (rent + basic services)
- Description of basic service package
- Detailed break down of ancillary income (additional services, other ancillary income)
- Expenses broken down by category (Administrative, Management, Utilities, etc.)
- Management Fee
- If nursing home: percentage of beds that are Medicare, Medicaid, and private pay; Medicare and Medicaid reimbursement rates

Repairs:

- A construction budget of proposed repairs, if any
- Any operating expense reductions created as a direct result of repairs (i.e. reduced utility expense as a result of boiler replacement, etc.)

Sponsor/Borrower/Operator:

- Name of Borrower
- Name and experience of Sponsor
- Name and experience of Operator

For additional information visit www.redcapitalgroup.com or contact:

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Red Mortgage Capital, LLC is a leading FHA-approved Mortgagee and MAP/LEAN lender and actively provides financing utilizing FHA insurance programs nationwide pursuant to Multifamily Accelerated Processing (MAP) and LEAN underwriting methods.

In its prequalifying review, Red Mortgage Capital, LLC will attempt to estimate both the loan amount and the fees and costs associated with the transaction. Actual loan amounts and actual fees and expenses may vary from the prequalifying estimates. A prequalifying estimate is not a commitment to make a loan.

RED CAPITAL GROUP Offices

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