

**FHA Mortgage Insurance Programs
Information Requested for Preliminary Loan Analysis
FHA Section 232/223(f)**

*Residential Care, Nursing Home and Assisted Living Facility
Refinance or Acquisition*

**** Minimum Loan Amount \$5 MM**

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:

- 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 breakdown 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 because of boiler replacement, etc.)

Sponsor/Borrower/Operator:

- Name of Borrower
 - Name and experience of Sponsor
 - Name and experience of Operator
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National Commercial Property Loans Inc. actively provides financing utilizing FHA insurance programs **Nationwide.**

For additional information visit: [Link to Information Webpage](#)

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