

Built in 1947 with 102 beds in two stories, the facility provides both short- and long-term care, with a subacute rehab center in a separate wing. Services range from orthopedic and trauma care to stroke, cardiac, tracheostomy and wound care. There are also on-site EKG's, lab services and bladder scans. It is located across the street from Drew University and about three miles from Morristown Memorial Hospital.

Dwight Capital closed nearly \$130 million in HUD transactions during the third quarter, including a \$25.68 million loan (\$116,000 per bed) for a 221-bed skilled nursing facility in Memphis, Tennessee, and a \$23.83 million loan for a 200-bed SNF in Bronx, New York.

In addition to its financing of **AEW** and **Merrill Garden's** large portfolio acquisition (as mentioned on page 14), **PGIM Real Estate** also closed the refinance of a memory care community in Forest, Virginia (Lynchburg MSA), the second it has closed for the client this year. **Runk & Pratt** built the property in 1999 to include 76 units and has added a number of unique features, such as a multi-sensory room that provides soothing and engaging stimuli to its residents. There are also three enclosed courtyards and a greenhouse, along with on-site therapy. Occupancy was around 89%.

Christopher Fenton and Catherine Eby of PGIM Real Estate facilitated the \$13.2 million HUD financing, which came with a 35-year term and amortization. The loan replaces HUD debt that had a higher interest rate of 3.82%.

Earlier this Spring, Mr. Fenton also secured a \$19 million **Fannie Mae** refinance for Runk & Pratt's 102-unit senior living community in Hardy, Virginia. We'll see how this relationship grows in the coming years.

Finally, **Lancaster Pollard Mortgage Company** followed up its HUD refinance of an assisted living/memory care community in Minnesota for a deal in a much more hospitable year-round climate. Doug Harper and Casey Moore of Lancaster Pollard headed to Honolulu, Hawaii (lucky guys) to arrange permanent financing for a senior living community located on the slopes of Punchbowl

Crater, an extinct volcanic cone in downtown Honolulu. Owned by **MW Group, Ltd.**, the community was built in 2003 and renovated in 2017. It currently consists of 68 independent living, 20 assisted living and 20 memory care units, and is one of six seniors housing and care properties in Hawaii operated by **The Plaza Assisted Living**.

There was existing Fannie Mae debt on the property, which was taken out by a new \$33 million Fannie Mae loan that comes with a 10-year term and five years of interest only. That equates to \$305,500 per unit, but it is Hawaii after all.

Bank Loans. We were encouraged by the volume of bank financings closed this month for refinancing, acquisition and construction purposes. These lenders have adapted to the pandemic, and we hope the same continues for other financing options, like bridge loans.

It looks like the **Regions Bank** team did not take much time off this summer, closing a series of loans across the country for senior living clients, including financing the development of a senior living community in a Seattle suburb last month. We'll start with a couple of loans that took out construction debt.

First, to refinance a brand-new, two-story senior living community in a Cincinnati, Ohio suburb, Jack Boulder and Chris Honn arranged a \$31.4 million bridge loan. The community features 28 independent living, 83 assisted living and 40 memory care units. It is owned by a joint venture that is primarily sponsored by a private developer/owner/operator based in the Midwest, and an institutional investor is the major preferred equity investor. The loan, which comes out to nearly \$210,000 per unit, has a floating-rate term of three years with interest-only payments and a performance-based rate step down incentive.

Next, for a newly built senior living community in Lorton, Virginia (Washington, D.C. area), Messrs. Boulder and Honn secured a \$25.1 million bridge loan. Another private, integrated developer/owner/operator based in the Southeast built the community to include 74 assisted