Multifamily & Healthcare Loan Sale MHLS 2023-1

("MHLS 2023-1")

Sale Results Summary

Sale Date:
November 16, 2022

Seller:
U.S. Department of Housing and Urban Development
Federal Housing Administration
Office of Asset Sales

Transaction Specialist:
Falcon Capital Advisors LLC

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1. Mortgage Loan Offering Summary

Multifamily & Healthcare Loan Sale MHLS 2023-1 (MHLS 2023-1) included 16 loans offered in 15 pools to qualified bidders. Table 1.1 shows the pools comprising the loans in the MHLS 2023-1 sale with the Loan Count, Unpaid Principal Balance, Bid Amount, and the Bid Percentage of UPB.

Table 1.1 Pool Offering Summary

Pool No.	Asset Name	Winning Bidder	Loan Count	Unpaid Principal Balance	Bid Amount	Bid % of UPB
101	McKinley Tower Apartments	MidCap Financial Trust	1	$6,899,923	$3,500,000	51%
201	Apple Grove Alzheimer's Dementia Residence	Mooring Capital Fund, LLC	1	$5,213,079	$905,000.00	17%
202	Autumn Leaves of Carrollton	Invesque Holdings LP	1	$4,137,292	$2,300,000	56%
203	Vermillion Place	Mooring Capital Fund, LLC	1	$3,040,221	$765,000	25%
204	Faith Care	Mooring Capital Fund, LLC	1	$10,970,363	$785,000	7%
205	Oakleaf Personal Care Home	Marigold, Iris and Yarrow Financial, LLC	1	$3,108,313	$407,189	13%
206	Park Terrace Assisted Living	Marigold, Iris and Yarrow Financial, LLC	1	$1,439,927	$217,429	15%
207	Sagebrush Living Center	Maryland Estates Inc	1	$2,757,858	$55,433	2%
208	Skaist Brookside Nursing Home	Marigold, Iris and Yarrow Financial, LLC	1	$2,853,032	$216,830	8%
209	Colonial Manor Healthcare Center	Marigold, Iris and Yarrow Financial, LLC	1	$2,748,608	$305,095	11%
210	Bornemann Nursing Home	GITSIT Solutions	1	$11,014,271	$355,761	3%
211	United Helpers Nursing Home/River Ledge Health Care and Rehabilitation	TBD Capital LLC	2	$15,381,441	$74,774	0%
212	Westhampton Assisted Living Facility	Mooring Capital Fund, LLC	1	$20,738,517	$6,405,000	31%
213	Grace Manor	Mooring Capital Fund, LLC	1	$4,649,766	$955,000	21%
214	Wesley Enhanced Living Burholme	Mooring Capital Fund, LLC	1	$5,863,006	$1,505,000	26%
		Total	**16**	**$100,815,617**	**$18,752,512**	**19%**

2. Results Summary

Table 2.1 below lists the Unpaid Principal Balance along with bid percentages of the Unpaid Principal Balance and Floor Price for the Winning Bidders.

Table 2.1 Results Summary

Winning Bidder	Loan Count	Unpaid Principal Balance	Bid % of UPB	Bid % of Floor Price
GITSIT Solutions	1	$11,014,271	3%	29%
Invesque Holdings LP	1	$4,137,292	56%	135%
Marigold, Iris and Yarrow Financial, LLC	4	$10,149,880	11%	280%
Maryland Estates Inc	1	$2,757,858	2%	-111%
MidCap Financial Trust	1	$6,899,923	51%	318%
Mooring Capital Fund, LLC	6	$50,474,953	23%	93%
TBD Capital LLC	2	$15,381,441	0%	-50%
Total	**16**	**$100,815,617**	**19%**	**115%**