

SPECIALTY LOAN PROGRAM FOR MOBILE HOME PARKS WITH PARK OWNED HOMES

Introducing a specialty program that provides unique financing for Mobile Home Parks that are underperforming, in lease up, or have a high percentage of park owned homes. Now there is a lower cost financing option to obtain funding for a value add transaction.

Program Highlights

- Quick approvals – 2 weeks from receipt of required documentation
- Borrowers must be experienced and own and operate other performing parks
- Loan advances available annually based on cash flow.

Loan Limits	\$1,000,000 and up
Markets	Nationwide
Term	3, 5 and 7 years; longer terms may be available
Amortization	Up to 30 years
Interest Rate	Rates starting at 5.5%; Interest only available
Max LTV	Up to 85% of the appraised value
Min DSCR	1.25:1
Recourse	Full recourse
Prepayment Options	Flexible; typically 3/2/1
Additional Features	<ul style="list-style-type: none"> • Park Owned Home revenue can be used in income calculations • Flexibility to achieve loan advances as rents or occupancy are increased • Advances available for the purchase of homes for the parks



The Madison Group is a leading source of real estate capital for financing Manufactured (Mobile) Home Parks nationwide. We work with a network of commercial lenders who understand the intricacies of financing Manufactured Home Communities and Mobile Home Parks. Our MHP financing experts can help guide you through the process to save you time, money, and headaches. Call to speak to a loan expert today.

Jeff Meierhofer, Director of Finance