

CASE STUDY

OPPORTUNITIES PAVILION

\$3,237,200 | September 2020 | Kansas City, MO



Joe Windels and Andrew Patykula provided strong, steady guidance and technical expertise in securing a very favorable - and much needed - refinancing loan for our community. We are extremely pleased with the loan, which provided funds to significantly improve the Project's physical condition and reduced our annual debt service, freeing up cash for other purposes. We are grateful that Sims assisted us with improving the well-being of Opportunities Pavilion's residents. "

- Ronald J. Harper, Esq., President/Chairman, The Kansas City, Missouri Opportunities Industrialization Center Housing

SIMS MORTGAGE FUNDING CLOSES SMALL LOAN... BIG THINGS FOLLOW FOR MISSOURI AFFORDABLE HOUSING PROVIDER

PARTNERED RIGHT

The management company for Opportunities Pavilion, an 81-unit affordable, Section 8 elderly community, brought Sims Mortgage Funding into the deal to evaluate refinancing options. Sims had worked closely with the manager, Community Realty Management, on four prior refinancings of affordable housing properties.

STRUCTURED RIGHT

Sims originated a new HUD-insured loan via an expedited protocol that did not require an appraisal or a Phase I environmental site assessment. The loan, insured under the Section 223(a)(7) program, extended the loan maturity 12 years past the current loan maturity date, enhancing the annual debt service savings.

EXECUTED RIGHT

The interest rate on the new loan was lower than our underwriting projections, increasing annual debt service savings to approximately \$61,000. Moreover, we used the refinancing loan to increase the reserve fund for replacements.

FINANCED RIGHT®

The new loan packed a powerful punch, as it gave the not-for-profit owner and its management company a unique opportunity to recover from a local government decision, albeit temporary, to impose real estate taxes on the property, and to

fund needed repairs and reserves to alleviate critical life-safety issues for which there was not adequate funding

For more detailed information on how **Opportunities Pavilion** was Financed Right® by HJ Sims and Sims Mortgage Funding, please contact:

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*HJ Sims is a member of FINRA/SIPC and is not affiliated with Opportunities Pavilion
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