

CASE STUDY

RIVERPOINTE POST-ACUTE

\$13,210,600 | December 2025 | Carmichael, CA



SIMS MORTGAGE FUNDING GETS DEAL APPROVED BY HUD IN 7 DAYS



Quote

PARTNERED RIGHT®

Sims Mortgage Funding ended 2025 on a high note when it closed in December a Bridge-to-HUD transaction for **RiverPointe Post-Acute**, a 112-bed skilled nursing and rehabilitation facility in Carmichael, CA, a suburb of Sacramento. Affiliates of **Links Healthcare Group LLC** are the Project Owner and Operator. Links, a California-based owner and operator of skilled nursing homes, has approximately 42 communities totaling about 4,675 beds.

STRUCTURED RIGHT®

The Bridge component was a bank loan structured with A and B tranches and issued in August 2019 to finance the purchase of the Project. Forbright Bank held the A tranche; an affiliate of our parent company, HJ Sims, issued the B tranche.

SMF structured the deal so that the HUD-insured loan fully paid off the A/B tranches; it also reimbursed Links for \$731,000 in equity they used to acquire the Project and \$1,168,000 in capital improvements they made in 2024 - 2025.

EXECUTED RIGHT®

HUD approved the loan in 7 days, as the refinancing met their new Express Lane underwriting requirements.

FINANCED RIGHT®

The \$13,210,600 loan has a 35-year amortization and is insured under the Section 232/223(f) program. The loan-to-value is approximately 50% and debt service coverage is 3.84.

For more detailed information on how **RiverPointe Post-Acute** was Financed Right® by HJ Sims and Sims Mortgage Funding, please contact:

Anthony Luzzi
Andrew J. Patykula
201-307-9383
aluzzi@simsmortgage.com
apatykula@simsmortgage.com
hjsims.com
simsmortgage.com

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