

## New Loan Participation Offering:

**\$3,678,887**

**Acquisition Loan**

**980 Investments**

**59-Bed SNF in Monticello, Kentucky**

**The Property:** The Property consists of a 59-bed licensed, skilled nursing facility. The Seller, The Hicks Family, built the nursing home in 1977 and was expanded the property in 1985 and 1993. The Property is located at 1901 Kentucky Highway 90, Monticello KY 42633.

**Acquisition:** The Property is a single Skilled Nursing Facility under contract to be acquired by a 3rd party LLC who "brought the opportunity to 980 Investments family". At the closing table, the Property will be purchased by the 3rd party, and 980 Investments will do a stock purchase of that entity.

**The Borrower:** Monticello KY Propco LLC

**The Sponsor:** 980 Investments. Owned by Simcha Hyman and Naftali Zanziper, 980 owns 200+ Facilities and over 22,500 beds. 980 Investments owns 16 management companies and operates in 13+ states. This will be the 5th placement Northland Networks has done with 980 Investments.

**Personal Guarantors:** Mr. Simcha Hyman and Mr. Naftali Zanziper. Combined Net Worth of \$1.45 Billion, combined liquidity of \$81.9 Million, and combined Assets of \$3.42 Billion.

**The Operator:** ClearView Healthcare, a member of the 980 Investments Family, is a well-established management company with 33 facilities and over 3400 beds in Tennessee and Kentucky.

**Interest Rate:** 1-Month SOFR + 2.75% floating monthly or fixed at closing (Rate is 8.08% as of June 3rd)

**Loan Amount:** \$3,678,887

**Loan to "As Is" Value:** 65.0% Loan to "As Is" Value (\$5,660,000). 53.7% Loan to "As Stabilized" Value (\$6,850,000)

**Bank/Lender Fee:** 1/4 point to Lender

**Maturity:** Five years (60 months).

**Interest Only:** Interest only for 12 months.

**Amortization:** 25-year amortization, payable monthly, beginning in Month 13.

## ABOUT NORTHLAND NETWORKS, INC.

Northland Networks, Inc. and its affiliates, wholly owned by **First National of Nebraska**, bring together developers with lenders and investors. Financing has been completed in thirty states, providing diverse lending and investing opportunities to community bankers.

[Northland Securities Website](#)  
[Northland Networks Website](#)  
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**980**  
**INVESTMENTS**