

NON-PERFORMING LOAN SALE



Collateral

125-Unit Affordable Multifamily
Asset in Memphis, TN

Loan Status

FCL Judgment

UPB

\$6,983,000

Judgment Amount

\$9,692,045

Lien Position

First



Matthews™ in conjunction with Xchange.Loans is pleased to offer for sale a non-performing first lien (the “Loan”), secured by a 125-unit affordable multifamily asset located in Memphis, TN (the “Collateral” or “Property”). The property is currently operating under a court-appointed receivership following borrower default, with significant vacancy and deferred maintenance impacting operations.

The offering presents an opportunity to acquire the loan position and immediately pursue foreclosure remedies. Based on the existing judgment, a buyer has the ability to schedule a foreclosure sale upon acquisition, providing a clear and accelerated path to title and control.

MATTHEWS™