

LOAN SALE OFFERING



Collateral

16-unit multifamily asset in Atlanta, GA

Loan Status

Non-Performing; Monetary Default

UPB

\$1,610,000

Loan Type

Freddie Mac SBL, Fixed Rate



Matthews™ in conjunction with Xchange.Loans is pleased to offer for sale a non-performing loan secured by a 16-unit multifamily property located in Atlanta, Georgia (the “Collateral” or “Property”). The property is severely underperforming from an operational standpoint, with only 4 of 16 units occupied as of October 2025.

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™