

NON-PERFORMING LOAN SALE



Collateral

201-unit Garden Style Apartment
located in Rome, GA

Loan Status

Non-Performing (Monetary Default)

UPB

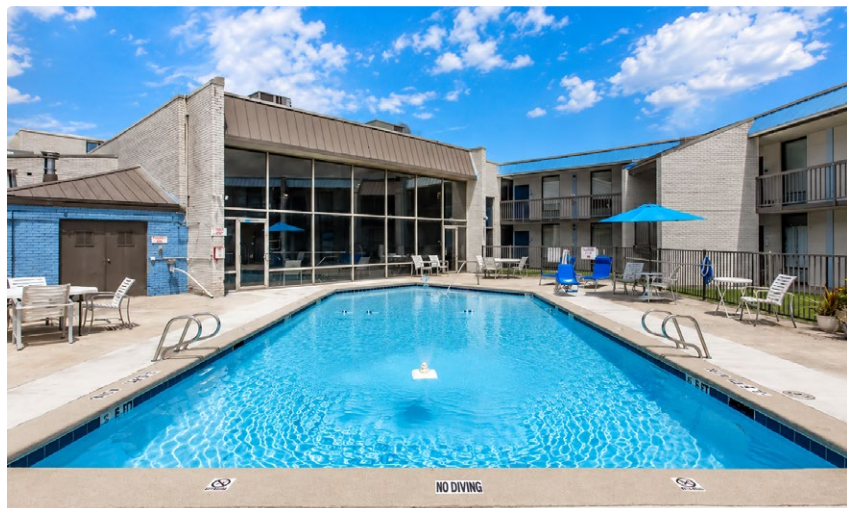
\$14,560,000

Full Payoff Amount

\$17,000,000 (est.)

Lien Position

First



Matthews™ in conjunction with Xchange.Loans is pleased to offer for sale a non-performing first lien mortgage bridge loan secured by Skytop Studio Lofts, a 201-unit garden-style multifamily community located in Rome, GA. Originally developed as a hotel and later converted to conventional multifamily housing, the property offers investors a large-scale workforce housing asset with meaningful upside through continued lease-up and operational improvement.

The current estimated payoff exceeds \$17 million, inclusive of accrued interest, default interest, fees, and servicing advances. The loan is presently in maturity default.

BIDS DUE SEPTEMBER 2ND

MATTHEWS™