



LIMA, OHIO 

199  
UNITS

\$17.9mm Freddie Mac  
Tax-Exempt  
Permanent Debt

\$13.6mm  
in LIHTC Equity  
AMOUNT

Affordable Debt  
and Equity  
DEAL TYPE

## CASE STUDY

# LIMA TOWERS

**SITUATION** Lima Towers is a 199-unit senior housing community in Lima, Ohio. Built in the 1970s, it needed renovation to preserve affordability and accessibility. Walker & Dunlop helped secure debt and LIHTC equity and prepare for resyndication, navigating tight timelines and complex capital alignment.

**SOLUTION** Walker & Dunlop used its integrated platform to align debt and equity execution. The team structured \$17.9M in Freddie Mac debt and \$13.6M in LIHTC equity, streamlining underwriting and due diligence to accelerate closing and simplify a complex transaction.

**RESULT** The recapitalization preserved 199 affordable senior units and secured a new 20-year Section 8 Project-Based HAP Contract. Renovations will enhance accessibility and quality of life, demonstrating the impact of an integrated approach on execution, stability, and community outcomes.