

FOR IMMEDIATE RELEASE

Knighthead Funding Originates \$39.75 Million Financing for Student Housing Property Near Indiana University

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April 24, 2026 – Bloomington, IN - [Knighthead Funding](#) (Knighthead), a leading commercial real estate finance firm, announced it has originated a **\$39.75 million first mortgage loan to refinance Stadium Crossing**, a 226-unit, 734-bed student housing community located at 298 East Varsity Lane in Bloomington, Indiana, directly across from Indiana University Memorial Stadium.

The borrower, Varsity Properties, has owned and operated the property for many years and sought to refinance the existing loan while maintaining flexibility for the assets future plans.



Stadium Crossing is a garden-style student housing community originally developed in the 1980s, and has consistently demonstrated strong operating performance.

Indiana University's continued enrollment growth in recent years has further supported demand for well-located student housing properties such as Stadium Crossing. The new financing allows Varsity Properties to continue capitalizing on the property's strong fundamentals while providing optionality for future improvements or strategic initiatives.

"We are pleased to have closed this financing for Varsity Properties and to support their continued ownership of such a well-performing asset," said Peter Illuzzi, Knighthead Funding. "Stadium Crossing's exceptional location, strong occupancy history, and consistent cash flow made this a very attractive opportunity. We look forward to seeing the borrower continue to benefit from the flexibility this financing provides as they evaluate future plans for the property."

"Knighthead was an excellent partner throughout this refinancing," said Kim Hendren, Varsity Properties. "Their team executed quickly and efficiently, delivering one of the smoothest and fastest refinancings we've completed. We appreciated their ability to move decisively while still providing the flexibility we need as we evaluate next steps for the property."

About Knighthead Funding

Knighthead Funding is a leading real estate finance firm focused on originating commercial mortgage loans nationwide on behalf of Knighthead Annuity & Life Assurance Company and its clients. Knighthead Funding provides senior secured loans and senior participations for predevelopment, construction, value-add, transitional, and stabilized real estate transactions, offering both conventional and bespoke financing solutions.

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