



# CAMBRIDGE

Realty Capital Companies

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## Senior Housing / Healthcare Signature Matrix™

**-- Privacy Statement --**

We at Cambridge Realty Capital Companies ("Cambridge" or "we") understand the sensitivity of your personal and corporate financial information. Our business depends on your trust. Thus, we take steps to ensure the privacy and security of your personal and corporate financial information. Information is not released to anyone except Cambridge employees who have a need to know in order to perform their functions, to our client's personnel or to others as needed to fulfill our or your business operations and financial requests. Cambridge uses reasonable efforts to establish and maintain administrative, technical and physical safeguards to protect the security, confidentiality and integrity of all personal and corporate financial and other information.

### Part I – Property Description

Name of Facility:				
Location – City & State:				
Type of Facility: <i>(Check Appropriate Box)</i>	<input type="checkbox"/>	Congregate Care		
	<input type="checkbox"/>	Assisted Living / Board & Care		
	<input type="checkbox"/>	Nursing Home		
	<input type="checkbox"/>	Alcohol & Drug Center / Psych / Rehab Hospital		
	<input type="checkbox"/>	Acute Care Center		
Capital Requirement: \$				
Indicate Type of Capitalization: <i>(Check Appropriate Box)</i>	<input type="checkbox"/>	Permanent Mortgage		
	<input type="checkbox"/>	Bridge Loan		
	<input type="checkbox"/>	Acquisition		
	<input type="checkbox"/>	Joint Venture		
	<input type="checkbox"/>	Equity		
	<input type="checkbox"/>	Construction		
Facility Description:	<input type="checkbox"/>	Expansion / Rehabilitation		
		Number of Beds / Units:		
		Year(s) Built:		
		Facility Size in Square Feet:		
		Land Area in Square Feet:		
Occupancy:		Type of Sprinkler System:		
		% Occupied for the current period:		
		% Occupied for 2010:		
		% Occupied for 2009:		
Past Litigation <i>(if applicable)</i> :		% Occupied for 2008:		
		Please provide details of all past related litigation, bankruptcy, foreclosures or deed in lieu transactions that may show up in a credit report. Also provide information regarding any Federal Debt Default/Tax Lien, etc. Attach pages as required.		
	Owners: <i>(attach resumes or company history(ies))</i>	Name:	Telephone:	
		Company:	E-Mail:	
Name:		Telephone:		
Company:		E-Mail:		

**Part II: Mandatory Checklist for Existing Property Only:**

Please indicate if document requested is attached, or was previously submitted.

<b>Item:</b>	<b>Attached</b>	<b>Previously Submitted</b>	<b>Open</b>
<b>Current Rent Roll</b> – for congregate care and assisted living only. Attach listing that includes tenant name, type of unit occupied and amount of monthly rent. List any additional services provided and indicate fees for such services.			
<b>Current Operating Statement</b> – Year-to-date for current calendar year.			
<b>Historical Operating Statements</b> – Financial statements for previous three calendar years.			
<b>Copy of Current State License</b>			
<b>Copy of Current Lease</b> – If property is leased, please provide copy of the lease and all related documents.			
<b>Purchase Option</b> – If property has purchase option, please provide a copy with all related documents.			
<b>Signed Letter of Intent or Purchase Contract</b> – MANDATORY for all acquisition transactions.			
<b>Mortgage</b> – For refinancing, please provide copy of existing mortgage and note. If more than one property, please provide documents for each individual facility.			
<b>Certificate Of Professional Liability Insurance.</b>			
<b>24 Months Claim History Of Professional Liability Insurance.</b>			
<b>Lawsuits Outstanding, If Any.</b>			
<b>Professional Liability Insurance Premium</b> – date of last renewal, change in premium at last renewal, and expected premium on next renewal.			
<b>Star Rating</b> – for Florida properties only.			

**Part III: Construction Projects And For Existing Properties.**

<b>Item:</b>	<b>Attached</b>	<b>Previously Submitted</b>	<b>Open</b>
<b>Pro forma Statement</b> – Income and expense projections.			
<b>Costs</b> – Provide a breakdown of anticipated costs.			
<b>Plans</b> – Provide plans and specifications.			
<b>Financial Statements</b> – Please provide up-to-date corporate financial statement. Must include balance sheet and individual personal financial statements for principals of close held companies.			
<b>Appraisal</b> – Provide a copy of most recent appraisal. Does not have to be new.			
<b>Brochure</b> – Provide a brochure on the facility as well as an overview of your company and the number of facilities owned or managed, if possible.			
<b>Feasibility Study</b> – For <i>new construction</i> please provide a copy of the feasibility study.			
<b>Photographs</b> – Provide as many color pictures as you can of the exterior of the facility. <b>MUST</b> be on CD.			
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