



# CAMBRIDGE

Realty Capital Companies

125 SOUTH WACKER DRIVE | SUITE 1800 | CHICAGO, IL 60606 | M 312-357-1601 | F 312-357-1611  
WWW.CAMBRIDGECAP.COM

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**CAMBRIDGE PROVIDES \$12.5 MILLION FHA-INSURED HUD MORTGAGE LOAN TO REFINANCE THE PONDS, A 116-BED ASSISTED LIVING FACILITY IN LINCOLNSHIRE, IL.**

Cambridge Realty Capital Companies reports closing a \$12.5 million FHA-insured first mortgage loan to refinance The Ponds, a 116-bed assisted living facility in Lincolnshire, IL.

Cambridge Chairman Jeffrey A. Davis said the loan was originated by mortgage broker and consultant Rick Lynn of RML Financial for the borrower, an Illinois limited liability company. The fully amortized, 33-year term loan was underwritten by Cambridge Realty Capital Ltd. of Illinois using HUD's Section 232 pursuant to Section 223(f) funding program.

Davis said The Ponds is part of an upscale continuing care community located on a wooded 20-acre site in Lincolnshire, a northern Chicago suburb. The complex also includes The Wealshire, a 144-bed skilled nursing home facility.

Davis said Cambridge and Northbrook-based RML Financial also teamed to arrange permanent HUD financing for The Wealshire property in December 2007.

The Ponds loan application was processed using the new Lean management concept that has introduced sweeping changes in the way HUD loans are processed and approved. HUD's goal is to process loans on a timetable that more closely resembles the timing for conventional loans, he noted.

As part of the change, responsibility for processing HUD loans has shifted from HUD field offices to FHA's Office of Insured Health Care Facilities (OIHCF) in Washington, D.C. In place today is a single source for program and policy development, and a more consistent and user-friendly platform for borrowers and lenders, Davis said.

Privately owned since its founding in 1983 as a real estate investment banker specializing in commercial real estate properties, Cambridge today has three distinctive business units: FHA-insured HUD loans, conventional financing, and investments and acquisitions. The company is one of the nation's leading senior housing and healthcare debt and equity capital providers, with more than 300 closed transactions totaling more than \$2.75 billion since the mid-1990s.

Cambridge has consistently ranked among the country's top FHA-insured HUD lenders and offers conventional lending options, including permanent construction and interim loans on either a floating or variable rate basis. The company's growing debt / equity financing strategy includes direct property acquisitions, joint ventures, distressed debt acquisitions and sale/leasebacks.

Cambridge is the creator of *The Signature Experience*<sup>™</sup>, a four-step process designed to transform the traditional lender / borrower relationship and identify "ideal" capital solutions for worthy projects. The company also has created four separate processes for customer groups that are designed to build and enhance long-term relationship potential and speed the way loans are processed and closed. Programs include *The Key To Capital*<sup>™</sup> for senior housing owners, *The Navigator Experience*<sup>™</sup> for senior housing brokers and mortgage bankers, *The Principal Lender Network*<sup>™</sup> for lenders who refer loans to Cambridge, and *The Relationship Building Experience*<sup>™</sup> for various industry-related consultants, including lawyers and accountants.

The company has an affiliate office in Los Angeles, and correspondent relationships nationwide. The firm also has established key origination relationships and numerous Internet-based strategies.

Cambridge's award-winning Web site, [www.cambridgecap.com](http://www.cambridgecap.com), provides current updates for its debt and equity capital programs. The company also publishes the bi-monthly e-Pulse! ® electronic newsletter, which delivers company news and feature stories via e-mail to corporate friends and clients. For additional information, contact Cambridge at (312) 357-1601 or via e-mail to [info@cambridgecap.com](mailto:info@cambridgecap.com).

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Contact:  
Evan Washington  
Phone: (312) 521-7603  
Fax: (312) 357-1611  
E-Mail: [ew@cambridgecap.com](mailto:ew@cambridgecap.com)  
Twitter: <http://twitter.com/CambridgeCap>