



CAMBRIDGE

Realty Capital Companies

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FOR IMMEDIATE RELEASE

2/17/2010

CRC - 1618



CAMBRIDGE CLOSES \$11.9 MILLION HUD FIRST MORTGAGE LOAN FOR ST. ANTHONY'S NURSING AND REHABILITATION CENTER IN ROCK ISLAND, IL

Cambridge Realty Capital Companies reports closing an \$11.9 million FHA-insured HUD first mortgage loan to refinance St. Anthony's Nursing and Rehabilitation Center, a 154-bed skilled nursing and board and care facility in Rock Island, IL.

Cambridge Chairman Jeffrey A. Davis said the fully amortized, 40-year term loan was arranged for the owner, an Illinois limited liability company, and included funds for rehabilitation costs. It was underwritten by Cambridge Realty Capital Ltd. of Illinois utilizing HUD's Section 232 MAP funding program.

According to Davis, St. Anthony's has 130 skilled care and 24 board and care beds.

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 \$3.0 billion since the early 1990's, when the firm began its specialization in providing senior housing capital.

Cambridge has consistently ranked among the country's top FHA-insured HUD lenders (now HUD Lean) and offers an array of conventional lending options, including permanent construction and interim loans on either a floating or variable rate basis. The company's principal investment strategy includes direct property acquisitions and joint ventures, sale/leasebacks, conventional and mezzanine debt financing, and the acquisition of distressed debt.

Cambridge is the creator of *The Signature Experience*[™], a four-step process designed to transform the traditional lender/borrower relationship and identify "ideal" capital solutions for worthy projects.

The company has a national origination office in Los Angeles, and numerous correspondent and brokerage relationships nationwide.

Cambridge publishes the bi-monthly e-PULSE!(R) electronic newsletter, which delivers company news and feature stories via e-mail to corporate friends and clients. Additional information is available on the Cambridge website, www.cambridgecap.com, and Cambridge can be reached at (312) 357-1601 or via e-mail to info@cambridgecap.com.

The firm also has embraced social media and networking via Twitter at <http://twitter.com/cambridgecap> , via Facebook at <http://www.facebook.com/pages/Chicago-IL/Cambridge-Realty-Capital-Companies/19132944489>, and via LinkedIn at <http://www.linkedin.com/companies/454232> , where information on the firm and its employees can be found.

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