



**CAMBRIDGE**  
Realty Capital Companies

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**Acute Care Hospital Lending HUD 242 Loan  
Construction, Acquisition, Rehabilitation, Refinance**

<b>LOAN AMOUNT:</b>	No Minimum, No Maximum
<b>PROPERTY TYPES:</b>	Acute Care Hospitals
<b>GEOGRAPHIC PREFERENCE:</b>	Nationwide
<b>CURRENT RATES:</b>	6.25% to 6.75% (based upon current taxable market rates) 5.50% to 6.50% (based upon current tax exempt market rates)
<b>TERM AND AMORTIZATION:</b>	25 Years
<b>TYPES OF LOANS:</b>	<ul style="list-style-type: none"><li>· New Construction</li><li>· Refinance with Expansion</li><li>· Refinance existing FHA 242 Loan</li><li>· Refinance with Rehabilitation</li><li>· Acquisition with Rehabilitation</li></ul>
<b>HIGHLIGHTS:</b>	<ul style="list-style-type: none"><li>· 90% Loan-to-value (For Profit Facilities).</li><li>· 95% Loan-to-value (Not-for-Profit Facilities).</li><li>· Low, fixed rate construction and permanent loans arranged simultaneously.</li><li>· Permanent rate is locked prior to Construction Loan closing.</li><li>· Up to 100% loan-to-cost for refinancing/rehabilitation.</li><li>· Accounts Receivable Financing Permitted</li><li>· No personal liability.</li><li>· Fully assumable.</li></ul>
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