



CAMBRIDGE

Realty Capital Companies

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CONVENTIONAL BRIDGE LOAN FINANCING

ACQUISITION / REFINANCE OF CONGREGATE APARTMENTS, INDEPENDENT LIVING ASSISTED LIVING AND NURSING HOMES

LOAN AMOUNT:	\$5,000,000 or greater
PROPERTY TYPES:	<u>Long Term Care & Senior Housing Facilities</u> <ul style="list-style-type: none">· Nursing Homes· Assisted Living Facilities / Board and Care Facilities· Independent Living Facilities· Congregate Retirement Apartments
GEOGRAPHIC PREFERENCES:	Nationwide
CURRENT RATES:	30 day LIBOR + 2.86% to 4.00% Floating
LOAN FEES:	2.0% upfront and 1.0% release
LOAN TO COST / VALUE:	75% loan to value / cost standard. Higher ratios will be considered on a case-by-case basis.
LOAN TERM:	24 to 60 months with extension option
TYPES OF LOANS:	<ul style="list-style-type: none">· Refinance / acquisition of stabilized properties· Refinance of construction / interim loans
SECURITY:	First mortgage on fee simple real estate and assignment of LLC or partnership interests. Personal recourse preferred. (Non-recourse loans will be available depending on the transaction.) Second mortgage will be considered subject to higher interest rates and other terms and conditions.
SECONDARY FINANCING:	Permitted subject to approval of lender.
HIGHLIGHTS AND APPLICATIONS:	Ideal for: <ul style="list-style-type: none">Acquisitions and RefinanceConsolidate debtLower interest rateHUD 232 / 223(f) take outsThe borrower should have senior housing / healthcare experience
FOR FURTHER DETAILS CONTACT:	Financing Information Group CAMBRIDGE REALTY CAPITAL COMPANIES 125 South Wacker Drive – Suite 1800 Chicago, Illinois 60606 Telephone 312-357-1601 — Fax 312-357-1611 E-Mail: info@cambridgecap.com www.cambridgecap.com

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