



CAMBRIDGE
Realty Capital Companies

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Senior Housing / Healthcare Lending HUD 232/223(f) LEAN Loan Program for Refinance and Acquisition

LOAN AMOUNT:	\$2,500,000 to No Maximum	
PROPERTY TYPES:	<i>Senior Housing / Long Term Care</i>	<i>Behavioral Modification / Other</i>
	<ul style="list-style-type: none"> · Nursing Homes - Skilled and Intermediate Care · Assisted Living Facilities · Board and Care Facilities · Personal Care Homes 	<ul style="list-style-type: none"> · Behavioral Modification Centers · Psychiatric Hospitals · Juvenile Behavioral Facilities · Rehab Centers
GEOGRAPHIC PREFERENCE:	Nationwide	
CURRENT RATES:	Based upon current market rates.	
TERM AND AMORTIZATION:	Up to 35 years	
TYPES OF LOANS:	<ul style="list-style-type: none"> · Refinance without Rehabilitation · Refinance with Rehabilitation · Acquisition with Rehabilitation 	<ul style="list-style-type: none"> · Refinance existing FHA 232 Loan · Refinance with Expansion
HIGHLIGHTS:	<ul style="list-style-type: none"> · Up to 80% loan-to-value for straight refinance without rehabilitation. (85% for not-for-profit). · Conventional valuation approach using similar appraisal techniques as other lenders · 1.18 minimum Debt Service Coverage · Accounts receivable financing permitted, subject to HUD LEAN requirements. · Up to 100% loan-to-cost for refinancing/rehabilitation. · Fully assumable. · No personal liability. 	
FOR FURTHER DETAILS CONTACT:	Financing Information Group CAMBRIDGE REALTY CAPITAL COMPANIES Telephone 312-357-1601 – Fax 312-357-1611 E-Mail: info@cambridgecap.com http://www.cambridgecap.com	

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