



**CAMBRIDGE**  
Realty Capital Companies

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**Senior Housing / Healthcare Lending HUD 232 Lean Loan Program for Refinance and Acquisition**

<b>LOAN AMOUNT:</b>	\$2,500,000 to No Maximum	
<b>PROPERTY TYPES:</b>	<i>Senior Housing / Long Term Care</i>	<i>Behavioral Modification / Other</i>
	<ul style="list-style-type: none"> <li>· Nursing Homes - Skilled and Intermediate Care</li> <li>· Assisted Living Facilities</li> <li>· Board and Care Facilities</li> <li>· Personal Care Homes</li> </ul>	<ul style="list-style-type: none"> <li>· Behavioral Modification Centers</li> <li>· Psychiatric Hospitals</li> <li>· Juvenile Behavioral Facilities</li> <li>· Rehab Centers</li> </ul>
<b>TIMEFRAME:</b>	60 – 90 days from engagement to close	
<b>GEOGRAPHIC PREFERENCE:</b>	Nationwide	
<b>CURRENT RATES:</b>	5% (based upon current market rates)	
<b>TERM AND AMORTIZATION:</b>	35 years	
<b>TYPES OF LOANS:</b>	<ul style="list-style-type: none"> <li>· Refinance without Rehabilitation</li> <li>· Refinance with Rehabilitation</li> <li>· Acquisition with Rehabilitation</li> </ul>	<ul style="list-style-type: none"> <li>· Refinance existing FHA 232 Loan</li> <li>· Refinance with Expansion</li> </ul>
<b>HIGHLIGHTS:</b>	<ul style="list-style-type: none"> <li>· 85% loan-to-value for straight refinance without rehabilitation. (90% for not-for-profit). 80% LTV or less fast track review.</li> <li>· Conventional valuation approach using similar appraisal techniques as other lenders</li> <li>· 1.18 minimum Debt Service Coverage (1.45 for skilled nursing; 1.30 for assisted living; or, 1.25 for independent or board and care facilities or greater for fast track review)</li> <li>· Accounts Receivable Financing Permitted.</li> <li>· Up to 100% loan-to-cost for refinancing/rehabilitation.</li> <li>· Fully assumable.</li> <li>· No personal liability.</li> </ul>	
<b>FOR FURTHER DETAILS CONTACT:</b>	Financing Information Group CAMBRIDGE REALTY CAPITAL COMPANIES Telephone 312-357-1601 – Fax 312-357-1611 E-Mail: info@cambridgecap.com	

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