



CAMBRIDGE
Realty Capital Companies

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Senior Housing / Healthcare Financing Programs
Acquisition, Construction, Equity, Refinance, Rehabilitation

AMOUNT: \$2,500,000 or greater

PROPERTY TYPES: *Senior Housing/Long Term Care* *Behavioral Modification/Acute Care*

- Nursing Homes - Skilled and Intermediate Care
- Assisted Living Facilities
- Congregate Care Retirement Apartments
- Board and Care Facilities
- Acute Care Hospital
- Alcohol & Drug Rehab Center
- Psychiatric Hospital
- Other Special Purpose Facility

GEOGRAPHIC PREFERENCE: Nationwide

CURRENT RATES: Subject to market & lending programs. Call today!

LOAN TERMS/ AMORTIZATION: 5 years to 40 years.

TYPES OF LOANS AND LOAN PROGRAMS:	<u>Types</u>	<u>Programs</u>
	· New Construction	· FHA/HUD Lean
	· Refinance	· Conventional First Mortgage
	· Refinance with Rehabilitation	· Sale/Leaseback
	· Refinance with Expansion	· Acquisitions/Equity
	· Acquisition with Rehabilitation	· Bridge Loans
	· Exercise Purchase Option/Acquisition	
	· Straight Acquisition	

HIGHLIGHTS:

- Low, fixed rate construction and permanent loans arranged simultaneously.
- 65% – 80% loan-to-value on all conventional programs.
- Permanent rate is locked prior to Construction Loan closing on FHA Lean programs.
- 85% loan-to-value or purchase price for existing refinancing under FHA Lean programs. (No rehab required.)
- 90% loan-to-cost and 90% loan-to-value for new construction and acquisition/rehabilitation on FHA Lean programs, up to 100% for rehab / expansion of existing owned property.
- Multi-facility below-market portfolio financing.
- Available with no personal liability.

FOR FURTHER DETAILS CONTACT: Financing Information Group
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