



CAMBRIDGE Realty Capital Companies

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

AMOUNT: \$1,500,000 or greater

PROPERTY TYPES:	<i>Senior Housing/Long Term Care</i>	<i>Behavioral Modification/Acute Care</i>
	<ul style="list-style-type: none"> · Nursing Homes - Skilled and Intermediate Care · Assisted Living Facilities · Congregate Care Retirement Apartments · Board and Care Facilities 	<ul style="list-style-type: none"> · Acute Care Hospital · Alcohol & Drug Rehab Center · Psychiatric Hospital · Other Special Purpose Facility

GEOGRAPHIC PREFERENCE: Nationwide

CURRENT RATES: 5.75% to 10.50% (subject to market & lending programs)

LOAN TERMS/ AMORTIZATION: 5 years to 40 years.

TYPES OF LOANS AND LOAN PROGRAMS:	<u>Types</u>	<u>Programs</u>
	<ul style="list-style-type: none"> · New Construction · Refinance · Refinance with Rehabilitation · Refinance with Expansion · Acquisition with Rehabilitation · Exercise Purchase Option/Acquisition · Straight Acquisition 	<ul style="list-style-type: none"> · FHA/HUD · Fannie Mae · Conventional First Mortgage · Sale/Leaseback · Acquisitions/Equity · Bridge Loans

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 programs.
- 85% loan-to-value or purchase price for existing refinancing under FHA programs. (No rehab required.)
- 90% loan-to-cost and 90% loan-to-value for new construction and acquisition/rehabilitation on FHA 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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