



CAMBRIDGE

Realty Capital Companies

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PRESS RELEASE

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SENIORS 65 AND OLDER WILL ACCOUNT FOR ONE IN FIVE OF ALL AMERICANS BY THE YEAR 2050, CENSUS BUREAU REPORT CONFIRMS

The Census Bureau's latest Special Studies Report is giving senior housing/healthcare industry leaders plenty to think about.

A PulsePoints blog post on the Cambridge Realty Capital Companies website, www.cambridgecap.com, quotes the report and observes that the percentage of the population that is 65 and older increased from 4.1 percent in 1900 to 13 percent in 2010. Largely due to the aging baby boomer generation, the number is now expected to reach 20.9 percent by 2050.

"As the number of seniors living in the U.S. grows, more senior housing communities will be needed to provide the care and services they require," says Cambridge Chairman Jeffrey A. Davis.

Cambridge is one of the nation's leading senior housing healthcare lenders. According to the Census Bureau report, in 2010 roughly 40 percent of people in the U.S. who were 65 and older had at least one disability that prevented them from climbing stairs, walking or performing errands by themselves.

"These individuals do not need the same number of services required by a nursing home resident, but they can benefit from the types of services they'll find in an assisted living community," he noted.

Davis says the Census Bureau report contains a plethora of information on the nation's changing demographics. Not only is the nation's population getting older, but there are also important differences with respect to where the population is increasing the fastest, the financial resources people have and the type of senior housing facilities they prefer.

Davis notes that in 2010 the states with highest percentage of seniors in their population were Florida, West Virginia, Pennsylvania and Maine. In all of these states, seniors accounted for 15 percent of the total population.

"The Census Bureau report also notes that between 2000 and 2010, the western and southern parts of the country experienced the fastest growth in their 65-plus and 85-plus populations," he said.

Privately owned since its founding in 1983 as a real estate investment banker specializing in commercial real estate properties, Cambridge today has three distinctive business units: FHA-insured HUD loans, conventional financing, and investments and acquisitions. The company is one of the nation's leading nursing home, [assisted living](#) and healthcare debt and equity capital providers, with more than 400 closed transactions totaling more than \$4.5 billion since the early 1990's, when the firm began its specialization in providing senior housing capital.

Cambridge has consistently ranked among the country's top five FHA-insured HUD lenders (now HUD LEAN) over the last 15 years and offers an array of conventional lending options, including permanent construction and interim loans on either a floating or variable rate basis. The company's principal investment strategy includes direct property acquisitions and joint ventures, sale/leasebacks, conventional and mezzanine debt financing, and the acquisition of distressed debt.

Cambridge is the creator of *The Signature Experience(TM)*, a four-step process designed to transform the traditional lender/borrower relationship and identify "ideal" capital solutions for worthy projects. The company has a national origination office in Los Angeles, and numerous correspondent and brokerage relationships nationwide.

Cambridge publishes the bi-monthly e-PULSE!(R) electronic newsletter, which delivers company news and feature stories via e-mail to corporate friends and clients, as well as monthly updates of other relevant news and breaking trends. Additional information is available on the Cambridge website, www.cambridgecap.com, and Cambridge can be reached at [\(312\) 357-1601](tel:3123571601) or via e-mail to info@cambridgecap.com.

The firm also has embraced social media and networking via Twitter at <http://twitter.com/cambridgecap>, via Facebook at <http://www.facebook.com/cambridgecap>, via blog at www.cambridgecap.com/blog, via YouTube at <http://www.youtube.com/user/ePulseLive>, and via LinkedIn at <http://www.linkedin.com/companies/454232>, where information on the firm and its employees can be found.

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