



CAMBRIDGE

Senior Housing & Healthcare Capital

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PRESS RELEASE

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CAMBRIDGE ARRANGES \$5.2 MILLION HUD LEAN LOAN TO REFINANCE WINDSOR LANE HEALTHCARE CENTER LOCATED IN GIBSONBURG, OHIO



Cambridge Realty Capital Companies reports arranging a \$5,265,800 HUD Loan to the owner of Windsor Lane Healthcare Center located in Gibsonburg, OH. Jeffrey A. Davis, Cambridge Chairman, said a 6 month construction loan and a fully-amortizing, 34.5-year permanent loan was provided to the owner, an Ohio limited liability company, to construct a building addition and refinance the existing debt using the newly created HUD Section 232 Blended rate program, which was created by HUD to accommodate owners of health care facilities who wish to construct new additions to existing facilities while simultaneously refinancing the existing debt. Underwriting the transaction was Cambridge Realty Capital Ltd. of Illinois, the Cambridge business that specializes in underwriting FHA-insured HUD loans.

Windsor Lane Healthcare Center is a 99-bed skilled care nursing home. It provides 24 hours per day skilled nursing care and a variety of medical and non-medical services.

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 senior housing and healthcare debt and equity capital providers, with more than 400 closed senior housing 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, joint ventures and sale/leasebacks. The company has acquired 16 facilities totaling approximately \$60 million.

Cambridge is the creator of *The Signature Experience*™, 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 Capital Wisdom(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 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 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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