



CAMBRIDGE

Senior Housing & Healthcare Capital

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CONVENTIONAL BRIDGE LOAN FINANCING

ACQUISITION / REFINANCE OF CONGREGATE APARTMENTS, INDEPENDENT LIVING ASSISTED LIVING AND NURSING HOMES

LOAN AMOUNT:	\$5,000,000 or greater
PROPERTY TYPES:	<u>Long Term Care & Senior Housing Facilities</u> <ul style="list-style-type: none">· Nursing Homes· Assisted Living Facilities / Board and Care Facilities· Independent Living Facilities· Congregate Retirement Apartments
GEOGRAPHIC PREFERENCES:	Nationwide
CURRENT RATES:	Market
LOAN FEES:	Market
LOAN TO COST / VALUE:	Subject to underwriting.
LOAN TERM:	24 to 60 months with extension option.
TYPES OF LOANS:	<ul style="list-style-type: none">· Refinance / acquisition of stabilized properties· Refinance of construction / interim loans
SECURITY:	First mortgage on fee simple real estate and assignment of LLC or partnership interests. Personal recourse preferred. (Non-recourse loans will be available depending on the transaction.) Second mortgage will be considered subject to higher interest rates and other terms and conditions.
SECONDARY FINANCING:	Permitted subject to approval of lender.
HIGHLIGHTS AND APPLICATIONS:	Ideal for: Acquisitions and Refinance Consolidate debt Lower interest rate HUD 232 / 223(f) take outs The borrower should have senior housing / healthcare experience
FOR FURTHER DETAILS CONTACT:	Financing Information Group CAMBRIDGE REALTY CAPITAL COMPANIES 1 North LaSalle Street – 37 th Floor Chicago, Illinois 60602 Telephone 312-357-1601 — Fax 312-357-1611 E-Mail: info@cambridgecap.com http://www.cambridgecap.com

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