



CAMBRIDGE

Senior Housing & Healthcare Capital

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PRESS RELEASE

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CO-INVESTMENT/SPONSOR JOINT VENTURE PROGRAM OFFERED BY CAMBRIDGE

Cambridge Realty Capital Companies reports that a national sponsor co-investment/joint venture capital development program offered by the senior housing/healthcare capital firm is ideal for experienced owner-operators who are looking to maximize third-party capital and leverage.

Chairman Jeffrey A. Davis says the program is being coordinated by Cambridge Investment and Finance Co., an affiliate. The majority of capital earmarked for the program is from a private equity firm which has been working with Cambridge for several years.

Co-investment development capital is available for properties costing between \$15 million and \$95 million. Candidates for the program are independent living, assisted living, memory care and multi-level developers in the top 50 MSAs with strong barriers to entry.

Typically parties in these transactions are the developer/sponsor, senior housing operator if not the developer, the institutional equity firm that provides the majority of the equity, and a third-party construction lender. Cambridge can be introduced to the transaction at any time, and becomes especially focused when the developer/sponsor, senior housing operator, and institutional private equity and the third party construction loan have already been arranged.

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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