



CAMBRIDGE

Realty Capital Companies

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FOUR EL PASO PROPERTIES ACQUIRED BY CAMBRIDGE INVESTMENT AND FINANCE COMPRISE LARGEST SENIOR HOUSING PORTFOLIO IN THE TEXAS CITY

Cambridge Realty Capital Companies says a portfolio of four senior living properties purchased by the company in El Paso, Tex., are now operating under the SunRidge Senior Living banner.

The four El Paso properties were acquired by Cambridge Investment and Finance, LLC, a subsidiary, Cambridge Chairman Jeffrey A. Davis says. The seller, Emeritus Corp., is a publicly-traded company with one of the largest networks of assisted living and retirement communities in North America. Jacob Gehl and Ben Firestone of Marcus and Millichap brokered the acquisition for Cambridge.

Since the purchase, the properties have been professionally managed by Twelve Oaks Senior Living of

Dallas, an experienced management company that owns and manages properties in Dallas and other Texas cities.

SunRidge is now the largest senior housing provider in the El Paso market, Davis said.

SunRidge at Palisades, located at 1831 Murchison Drive, is the largest property in the portfolio with 111 assisted living units and 26 independent living units. The 56-bed SunRidge at Desert Springs, located at 5901 Bandelero Drive, is the smallest property with 30 assisted living and 26 Alzheimer's units.

SunRidge at Cielo Vista has 62 assisted living units at 7949 Sunmounts Drive. SunRidge at Cambria is a 77-unit assisted living property at 1991 Saul Kleinfeld Drive.

Davis said the four buildings in the SunRidge Senior Living portfolio brings to 16 the number of buildings acquired by Cambridge Investment and Finance since the subsidiary was created in 2002.

"Cambridge acquires facilities on a nationwide basis typically using either a sale/leaseback or property management arrangement. Our acquisitions tend to be focused in secondary or tertiary markets that have a strong business environment and outstanding growth potential for senior housing," 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*[™], 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 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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