



CAMBRIDGE

Realty Capital Companies

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FOR IMMEDIATE RELEASE

4/10/13

CRC - 1872



CAMBRIDGE REALTY CAPITAL CLOSES HUD LEAN LOANS TOTALING \$9 MILLION TO REFINANCE TWO SOUTHERN INDIANA NURSING HOMES

Cambridge Realty Capital Companies reports arranging FHA-approved HUD Lean mortgage loans to refinance two skilled nursing home properties in southern Indiana.

Cambridge Chairman Jeffrey A. Davis said fully-amortized, 24-year term loans were arranged for the owner, Transcendent Healthcare, for properties in Boonville and Owensville, Ind. There was a \$4.68 million loan to refinance the 88-bed Transcendent Healthcare of Boonville property and a \$4.32 million loan for the 68-bed Transcendent Healthcare of Owensville.

Both loans were arranged using the HUD 232 pursuant to Section 223 (a)(7) funding program. Underwriting the loan was Cambridge Realty Capital Ltd. of Illinois, the Cambridge business that specializes in underwriting FHA-insured HUD loans. The interest rate was not announced.

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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