



# CAMBRIDGE

Realty Capital Companies

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## CAMBRIDGE REPORTS LOAN ORIGINATION REQUESTS UP 35 PERCENT IN APRIL

Cambridge Realty Capital Companies reports loan origination requests processed by the company in April were up 35 percent over the same month last year, as borrowers rushed to take advantage of rate levels the Federal Reserve Board is doing its best to hold near record lows.

Chairman Jeffrey Davis said Cambridge reviewed 28 loan requests in April, compared with 18 requests for the same month a year earlier. The dollar volume for April originations climbed to \$277.1 million, up from \$148.6 million in 2012.

Through the first four months of the year, Cambridge has processed 99 loan origination requests totaling \$1.46 billion. This compares with 86 loans totaling \$931.1 million for the same period in 2012.

Davis says lenders close a relatively small percentage of the loan requests received. But Cambridge tracks this data as an indication of market directions.

"Enthusiasm remains high with no sign of slowing in sight. In particular, demand to refinance existing loans is off the charts, with borrowers weighing the economic advantages to be gained by refinancing loans despite prepayment penalties," 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*<sup>™</sup>, 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](http://www.cambridgecap.com), and Cambridge can be reached at (312) 357-1601 or via e-mail to [info@cambridgecap.com](mailto: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](http://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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