



CAMBRIDGE

Realty Capital Companies

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CAMBRIDGE ARRANGES \$10.2 MILLION IN HUD LEAN LOANS TO REFINANCE FOUR NORTH AMERICAN HEALTHCARE NURSING HOMES IN CALIFORNIA AND UTAH

Cambridge Realty Capital Companies reports arranging \$10.2 million in HUD Lean loans to refinance four skilled nursing home properties owned by North American Health Care, Inc. in California and Utah.

Cambridge Chairman Jeffrey A. Davis said the fully-amortized loans were arranged for the owner using HUD's Section 232 pursuant to Section 223(a)(7) funding program, which is used to refinance existing HUD loans. Underwriting the transaction was Cambridge Realty Capital Ltd. of Illinois, the Cambridge business that specializes in underwriting FHA-insured HUD loans.

Coordinating the transaction for the company was Hymie Barber, National Originations Manager and Managing Director of Catalyst/Cambridge Healthcare Finance in Los Angeles, the company's West Coast affiliate. Combined, the refinanced loans saved the owner \$250,000 in mortgage payments annually, Barber said

Included in the North American portfolio was:

Pacifica Nursing and Rehabilitation, a 68-bed skilled care nursing home in Pacifica, Calif. Loan total: \$2.08 million.

Coventry Court, a 97-bed skilled nursing home in Anaheim, Calif. Loan total: \$2.2 million.

Garden View, a 97-bed skilled nursing home in Baldwin Park, Calif. Loan total: \$2.3 million.

Orchard Park Care Center, an 89-bed skilled care nursing home in Orem, Utah. Loan total: \$2.5 million.

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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