



CAMBRIDGE

Realty Capital Companies

125 SOUTH WACKER DRIVE | SUITE 1800 | CHICAGO, IL 60606 | M 312-357-1601 | F 312-357-1611
WWW.CAMBRIDGECAP.COM

FOR IMMEDIATE RELEASE

6/21/13

CRC - 1896

CAMBRIDGE REPORTS LOAN ORIGINATION REQUESTS SLOWED IN MAY

Cambridge Realty Capital Companies reports rising interest rates may have contributed to a sharp drop-off in the number of senior housing/healthcare loan origination requests the company processed during the month of May.

Chairman Jeffrey A. Davis says the company processed 19 loan requests in May, or about half the number it processed during the same month last year. The dollar volume for requests was also down dramatically, from \$771.7 thousand in 2012 to \$182.4 thousand a year later.

Cambridge is one of the nation's leading senior housing/healthcare lenders. Davis says lenders close a relatively small percentage of the loan requests received but thinks it's worthwhile to track this data as an indication of market directions.

"In April of this year, loan origination requests were up 35 percent over the April totals for last year. So the data we're looking at for May might just be a blip on the radar screen and we'll see things evening out.

"Year- to- date totals for the first five months of the year remain close," he said.

Despite the disparity in May, through the first five months of the year Cambridge processed 118 loan requests totaling \$1.6 billion. This compares with 124 loan requests totaling \$1.7 billion for the same period last year.

"The first hint that interest rates are rising has been known to freeze prospective borrowers in their tracks. We're advising clients that rates appear to have bottomed and will most likely inch up from here," he said.

'At this point it's up to the Fed and how aggressively Chairman Ben Bernanke pursues current monetary policies, Davis believes.

"Interest rates are being driven by a stimulus program that is linked to the Fed's volume purchases of U.S. Treasury notes and mortgage-backed securities. As the economy improves, the Fed will have fewer reasons to persist with this controversial program" he added.

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..

###

Contact:

Evan Washington

Phone: (312) 521-7604

Fax: (312) 357-1611

E-Mail: ew@cambridgecap.com