



CAMBRIDGE

Realty Capital Companies

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

PRESS RELEASE

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THERE'S A REASON WHY CAMBRIDGE REALTY CAPITAL ENJOYS A 98 PERCENT SUCCESS RATE ON HUD SENIOR CARE LOAN APPLICATIONS

A 98 percent success rate is nothing to sneeze at, especially if we're talking about loan applications submitted to a government agency that is known to bear down on the picky side.

Senior Vice President Brent Holman-Gomez says there's a reason why Cambridge Realty Capital enjoys a 98 percent success rate for the HUD Section 232 senior housing/healthcare loan applications the company submits to the federal agency.

"Over the years we've developed a results-oriented loan origination scoring system that assures the loans the company agrees to take on have an exceptionally high probability of success. Effectively, we screen new requests for capital in a systematic way that takes location, dollar amount and a number of other factors into account. But mostly, for us, it's a matter of practice striving for perfection," he said.

An FHA-approved HUD lender, Cambridge has specialized in the senior housing/healthcare segment for 20 years, closing more than 400 HUD and conventional loans totaling more than \$5 billion.

"Our loans close on time and the application process never winds up wasting anyone's valuable time. What other lenders see as obstacles are not necessarily obstacles for us, because Cambridge has found ways to work around such things as bankruptcies, tax liens and the sort of challenges that discourage other lenders," he added.

Holman-Gomez is a Senior Vice President for Originations, Operations and Asset Management. The company also is involved in the acquisition and ownership of senior healthcare properties, most typically in secondary or tertiary markets.

"We're continually looking for turnaround opportunities in which our operating company partners can grow and expand in local communities without the need to come up with large capital outlays for real estate," 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(TM)*, 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](tel:3123571601) 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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Contact:

Evan Washington

Phone: [\(312\) 521-7610](tel:3125217610)

Fax: (312) 357-1611

E-Mail: ew@cambridgecap.com