



CAMBRIDGE

Realty Capital Companies

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PRESS RELEASE

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CAMBRIDGE ARRANGES \$6.3 MILLION HUD LEAN LOAN TO REFINANCE OAK GROVE CENTER LOCATED IN WATERVILLE, MAINE

Cambridge Realty Capital Companies reports arranging a \$6,330,400 HUD Lean loan to refinance the Oak Grove Center skilled care nursing home located in Waterville, Maine. Jeffrey A. Davis, Cambridge Chairman, said the fully-amortized, 40-year loan was arranged for the owner, a Maine limited liability company, using the HUD 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.

Oak Grove Center is a 90-bed skilled care nursing home and is an American Health Care Quality Award winner. It provides a range of medical and health services including audiology care, colostomy care, dementia care, IV therapy, psychiatric care, speech, physical and occupational therapy, podiatry care, vision care, wound care, medication management and palliative care. Non-medical services include meals, beauty/barber services, housekeeping services, on-site laundry facilities and a 24-hour emergency alert and response system.

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:(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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