



CAMBRIDGE

Senior Housing & Healthcare Capital

1 NORTH LASALLE STREET | 37TH FLOOR | CHICAGO, IL 60602 | M 312-357-1601 | F 312-357-1611

WWW.CAMBRIDGECAP.COM

Senior Housing / Healthcare Lending HUD 232/223(f) LEAN Loan Program for Refinance and Acquisition

- LOAN AMOUNT:** \$2,500,000 to No Maximum
- PROPERTY TYPES:** *Senior Housing / Long Term Care*
- Nursing Homes - Skilled and Intermediate Care
 - Assisted Living Facilities
 - Board and Care Facilities
 - Personal Care Homes
- GEOGRAPHIC PREFERENCE:** Nationwide
- CURRENT RATES:** Based upon current market rates.
- TERM AND AMORTIZATION:** Up to 35 years
- TYPES OF LOANS:**
- Refinance without Rehabilitation
 - Refinance with Rehabilitation
 - Acquisition with Rehabilitation
 - Refinance existing FHA 232 Loan
 - Refinance with Expansion
- HIGHLIGHTS:**
- Up to 80% loan-to-value for straight refinance without rehabilitation. (85% for not-for-profit).
 - Conventional valuation approach using similar appraisal techniques as other lenders
 - 1.18 minimum Debt Service Coverage
 - Accounts receivable financing permitted, subject to HUD LEAN requirements.
 - Up to 100% loan-to-cost for refinancing/rehabilitation.
 - Fully assumable.
 - No personal liability.
- FOR FURTHER DETAILS CONTACT:** Financing Information Group
CAMBRIDGE REALTY CAPITAL COMPANIES
Telephone 312-357-1601 – Fax 312-357-1611
E-Mail: info@cambridgecap.com
<http://www.cambridgecap.com>

DISCLAIMER: This Cambridge financing or investment profile is designed to provide information regarding available real estate capital structures. The information provided herein is for preliminary review purposes only, and is subject to errors, omissions, and changes, all without notice, or to be held accountable for any changes of this information. In particular, neither Cambridge Realty Capital Companies, nor Cambridge Realty Capital, LLC, nor Cambridge Investment and Finance, LLC, nor Cambridge Realty Capital Ltd. of Illinois or any other affiliate makes any warranty or representation whether or not the information presented will be applicable for the readers' specific situation and the accuracy or completeness of the information provided. N:\goldmine\FaxRush\Outfax\progshhcLEANhud.doc
"Cambridge Realty Capital Companies@", "e-Pulse!@" and its logos are registered trademarks of Cambridge Realty Capital, LLC.