



Red Capital Markets, LLC, MEMBER FINRA/SIPC
Red Mortgage Capital, LLC
Red Capital Advisors, LLC

NEWS RELEASE

FOR IMMEDIATE RELEASE

December 21, 2010

RED Resumes Principal Lending Activity Providing \$19 Million in Bridge Financing for Three Ohio Seniors Communities

Red Capital Advisors, LLC (“RCA”), the merchant banking arm of comprehensive capital provider, **RED CAPITAL GROUP** (“RED”), recently provided **\$19,200,000** in bridge financing to **Premier Senior Living, LLC**, for the acquisition of three assisted living and memory care communities in North-Central Ohio including: 93-unit **The Inn at Fountain Park** in Bryan, Ohio; 40-unit **The Inn at Orchard Park** in Bucyrus, Ohio; and 50-unit **The Inn at Westbrook** in Upper Sandusky, Ohio.

The balance sheet financing provided by RCA facilitated the acquisition of the three properties and will bridge the period from acquisition to delivery of the permanent financing utilizing the FHA LEAN program. The FHA LEAN applications are being processed by affiliate **Red Mortgage Capital, LLC**, the nation’s most active LEAN lender since inception of the program.

The transaction marks RCA’s first after it previously had suspended its bridge, gap and other principal lending activities while it was owned by a commercial bank parent entity. A sale from that entity was completed in May 2010, thereby allowing **RED** to reposition itself once again as a standalone debt and equity capital provider active in the multifamily and seniors housing arenas.

The Ohio transactions are the first of several transactions in the firm’s pipeline. **Michael S. Wood, President of Red Capital Advisors, LLC** and the executive responsible for the firm’s principal capital lending activity said, *“We’re pleased that RCA was able to facilitate the client’s goal of taking down the acquisition of the properties and bridging the timing difference until a permanent capital structure is delivered with an FHA insured permanent mortgage. As with all of our principal lending and investment activities, this bridge financing was structured and tailored to meet the client’s particular needs. Red provides a comprehensive platform that can offer creative and integrated capital solutions ranging from principal merchant banking to permanent financing options.”*

Robert P. Borsody, Esq., key principal for the borrowing entity stated, *“We were pleased to work with Red Capital on this bridge financing which presented some unusual obstacles that we worked through with their help. In addition to processing the permanent FHA financing for this portfolio of assisted living properties for Premier Senior Living, we also are working with Red Capital on two assisted living acquisitions in Florida and look forward to working with them in the future since they deliver what they promise.”*

RED CAPITAL GROUP
Premier Senior Living

James F. Sherman, Senior Managing Director in charge of RED's Seniors Housing department and the originating banker for the transaction added, *"It is tremendous that we are in a position to rebuild our balance sheet lending initiative, to better serve our clients and to again meet the needs of the seniors housing industry. Having this capability provides our clients with capital access to be more proactive in managing their business, taking advantage of acquisition opportunities such as these, and to better manage their capital needs."*

RED CAPITAL GROUP is committed to being the nation's premier provider of capital across the spectrum of projects ranging from independent living and assisted living through skilled care and community hospitals. **Red Mortgage Capital, LLC** has closed more Fannie Mae DUS® Seniors transactions than any other DUS lender since inception of the Fannie Mae Seniors Program in the late 1990's and has closed more FHA LEAN health care transactions than any other FHA lender since the inception of the FHA LEAN program in 2008. **Red Mortgage Capital** was the nation's Top FHA Multifamily & Health Care lender by total number of transactions completed during Federal Fiscal Year 2010. **RED** maintains a separate, fully staffed, health care banking and underwriting platform; **RED's** Seniors and health care banking efforts are lead by a dedicated group of 14 seniors housing and health care experts with 200+ years of collective industry experience.

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RED CAPITAL GROUP, LLC

RED CAPITAL GROUP, through three operating companies, provides debt and equity capital to the multifamily, student and seniors housing, and health care industries. **Red Mortgage Capital, LLC** is a top Fannie Mae DUS® lender for both Multifamily and Seniors Housing, the nation's most active FHA Multifamily/MAP lender and FHA Health Care/LEAN lender, a leading financier of Critical Access, community and rural hospitals, and also services approximately \$13.5 billion of income property mortgage loans. **Red Capital Markets, LLC** (MEMBER FINRA/SIPC) is a leader in the trading and distribution of Fannie Mae and GNMA Project MBS, the underwriting of developer-driven multifamily housing bonds, the syndication of low income housing tax credits and is remarketing agent for \$1.5 billion in variable rate demand tax-exempt and taxable housing and health care bonds. **Red Capital Advisors, LLC** delivers proprietary debt and equity to the multifamily and health care industries and provides asset management services for **RED's** proprietary debt and equity investments.

RED CAPITAL GROUP is headquartered in Columbus, Ohio, employs more than 200 people and maintains nine offices nationwide. Since 1990, the bankers of **RED CAPITAL GROUP** have provided over \$46 billion in taxable and tax-exempt first mortgage debt, mezzanine level capital and equity to multifamily, seniors housing, health care, and other real estate properties nationwide. **RED CAPITAL GROUP** is a subsidiary of ORIX USA Corporation.

*Red Mortgage Capital, LLC is a licensed FHA MAP and FHA LEAN lender.
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