

RED CAPITAL GROUP®

Recent FHA Seniors Housing and Health Care Finance Experience

Red Mortgage Capital LLC, The Nation's Number One FHA LEAN Lender*

This announcement appears as a matter of record only.

\$9,157,900 **Sugar Land Health Center**

(Sugar Land, Texas)
138 Skilled Nursing Beds

FHA LEAN Section 232/223(f)
Mortgage Loan

Financing Provided by
Red Mortgage Capital, LLC

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\$8,856,800 **Autumn Place 4 Property Portfolio Pool**

(Missouri)
168 Assisted Living Units

FHA LEAN Section 232/223(f)
Mortgage Loan

Financing Provided by
Red Mortgage Capital, LLC

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\$7,620,500 **Hoyt Nursing Home**

(Saginaw, Michigan)
128 Skilled Nursing Beds

FHA LEAN Section 223(a)(7)
Mortgage Loan

Financing Provided by
Red Mortgage Capital, LLC

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\$11,916,000 **Rittenhouse Senior Living of Portage**

(Portage, Indiana)
90 Assisted & 30 Independent Living Units

FHA MAP Section 232 New Construction
Mortgage Loan

Financing Provided by
Red Mortgage Capital, LLC

"Portage was the tenth FHA transaction that I have financed with RED. The transactions have included everything from a simple (a)(7) existing insured refinance to 232/223(f), 241 supplemental, and 232 new construction projects. Through each transaction, I continue to be impressed by RED's diligence, expertise, and responsiveness. From engagement, to underwriting, to closing, to administration of construction draws, to project completion, RED is determined to ensure a smooth execution."

Steve Garatoni, Owner – Rittenhouse Senior Living of Portage

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\$13,770,000 **Carriage Court of Hilliard**

(Hilliard, Ohio)
112 Assisted Living Units

FHA LEAN Section 232/223(f)
Mortgage Loan

Financing Provided by
Red Mortgage Capital, LLC

"Carriage Court of Hilliard was Wilkinson Corporation's first refinancing using an FHA-insured loan. The refinance allowed us to secure a low, fixed interest rate, greatly increasing our cash flow. RED understood the sense of urgency with the transaction and was able to submit and close the loan quickly and expeditiously. We are happy with the FHA financing, and value our relationship with RED."

Russell Wilkinson, Chairman – Wilkinson Corporation

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\$16,616,000 **Medicalodges 8 Property Portfolio Pool**

(Kansas & Missouri)
624 Skilled Nursing Beds

FHA LEAN Section 232/223(f)
Mortgage Loan

Financing Provided by
Red Mortgage Capital, LLC

"We chose to work with Red Mortgage Capital to help us with our eight property refinance project. Despite complex challenges and rigid timeframes, Red's experienced team was able to deliver exactly what we needed using HUD's new LEAN program. We were able to close all eight new loans simultaneously because of Red's diligence and highly organized approach. Through the security of low fixed interest rate, long term financing and the benefit of several million dollars for capital improvements, we will be much better able to serve our residents for years to come. We knew that picking the right lender was important and selecting Red Mortgage Capital was the right choice."

Garen Cox, President and CEO — Medicalodges, Inc

*By loan closings in HUD FY09



RED CAPITAL GROUP®

RED CAPITAL GROUP provides debt and equity capital, along with advisory services to the multifamily housing, seniors housing, commercial real estate, and health care industries.

RED CAPITAL GROUP provides debt and equity capital to the multifamily housing, seniors housing, and healthcare industries. RED consists of three primary operating companies which together provide solutions through a full range of capital executions. Red Mortgage Capital, LLC is a top Fannie Mae DUS® lender for both Multifamily and Seniors Housing, the nation's second most active FHA/Multifamily and Healthcare mortgage lender (and most active FHA LEAN lender), and a leader in the financing of Critical Access and other smaller community and rural hospitals. In addition Red Mortgage Capital, LLC services more than \$12.5 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 VRD tax-exempt and taxable housing and health care bonds. Red Capital Advisors, LLC is RED's proprietary investment/merchant banking arm and provides asset management services for both third party and RED's proprietary mezzanine debt and equity investments and for RED's first lien balance sheet assets.

CAPITAL
SOLUTIONS
FROM DEEPLY
COMMITTED
FINANCIAL
PARTNERS.

RED CAPITAL GROUP is headquartered in Columbus, Ohio, employs more than 200 people and maintains eight 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.

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