

RED CAPITAL GROUP[®]

RECENT SENIORS HOUSING EXPERIENCE

OVER \$2 BILLION OF SOLUTIONS PROVIDED SINCE 2005

This announcement appears as a matter of record only.

Health Services Management
Acquisition of
11 Seniors Housing Assets
(Houston, Texas)
1,186 Skilled Nursing/Assisted Living Beds
Owned by
Health Services Management, Inc.

\$55,360,000
Bridge Loan

Provided by
Red Mortgage Capital, LLC
Structuring Agent and Lender

Red Capital Advisors, LLC
Lender

This announcement appears as a matter of record only.

\$41,728,500
Health Care Property
Investors, Inc.
(California & Washington)
273 Total Units



Owned by
HCP Shore, LLC

Operated by
Aegis Senior Communities LLC

Fannie Mae DUS[®] Mortgage Loan

Provided by
Red Mortgage Capital, LLC
Fannie Mae DUS Lender

This announcement appears as a matter of record only.

\$19,134,100
Merrill Gardens at Carrollton
Merrill Gardens at Chateau Whittier
Merrill Gardens at Wichita Falls

287 Total Seniors Housing Units

Owned and Operated by
Merrill Gardens, LLC



Fannie Mae DUS[®] Financing

Provided by
Red Mortgage Capital, LLC
Fannie Mae DUS Lender

This announcement appears as a matter of record only.

\$59,380,000
Nationwide Health
Properties, Inc.

Cross-Collateralized Pool
of 45 Seniors Properties

Owned by
Nationwide Health
Properties, Inc.

NHP

Fannie Mae DUS[®] Financing

Provided by
Red Mortgage Capital, LLC
Fannie Mae DUS Lender

This announcement appears as a matter of record only.

\$325,000,000
Approved Fannie Mae Credit Facility
Senior Partners
Portfolio, LLC



and initial funding of

\$90,000,000
Maravilla

(Santa Barbara, California)
Funded Fixed Rate Fannie Mae Mortgages

Provided by
Red Mortgage Capital, LLC
Fannie Mae DUS[®] Lender

This announcement appears as a matter of record only.

\$32,472,000
Silverado Senior Living
5 Property Cross-Collateralized Pool
(California, Texas)
193 Alzheimer's Units, 365 Beds

Operated by
Silverado Senior Living, Inc.



Financial Advisor
Ambrose Capital Group, Inc.

Fannie Mae DUS[®] Mortgage Loan

Provided by
Red Mortgage Capital, LLC
Fannie Mae DUS Lender

This announcement appears as a matter of record only.

MMM Invest, Inc.

Skilled Bed Nursing Facilities
Total of 1496 Skilled Nursing Beds,
10 Assisted Living Units and 26 Alzheimer's Beds

Miller's
Merry Manor

It's the way we care

\$42,900,000

First Mortgage Bridge Financing
December 2001

\$38,043,800

FHA 232/223(f) Mortgage Loans
35-Year Loan Terms

\$8,255,000

Senior Lines of Credit

Provided by

Red Mortgage Capital, LLC

Structuring Agent and Lender
and FHA Mortgage Agent

This announcement appears as a matter of record only.

\$2,800,000

Chestnut Lane

(Gresham, Oregon)

70 Deaf & Deaf-Blind Assisted Living Units

Operated by

Concepts in Community Living

Principals

Steven Vick
Michael DeShane
Lee Blake

First Mortgage Interim Acquisition Loan

Provided by

Red Mortgage Capital, LLC

Lender

This announcement appears as a matter of record only.

\$7,713,000

3 Seniors Housing Communities
Cross-Collateralized Pool
Beech Grove Garden Homes
Spring Mill Garden Homes
Heritage Park Commons
and Garden Homes

129 Senior Independent Living &
Assisted Living Units

Managed by

American Senior Communities



Turtle Creek Management, Inc.

Approved Fannie Mae Mortgage Loan

Provided by

Red Mortgage Capital, LLC

Fannie Mae DUS Lender

This announcement appears as a matter of record only.

\$30,640,000
Cottonwood Creek

94 Units

The Wellington

119 Units

The Meadows

120 Units

Owned by

OK Senior Housing, LLC



Operation Kids®

"If Every Child is OK"

Managed by

Senior Management Concepts, LLC

Provided by

Red Mortgage Capital, LLC

Fannie Mae DUS® Lender

Red Capital Markets, LLC

Bond Underwriter and Remarketing Agent

This announcement appears as a matter of record only.

\$21,185,000

Glenwood Place
&
The Meadows

293 Seniors Units

Operated by



Fannie Mae DUS® Financing

Provided by

Red Mortgage Capital, LLC

Fannie Mae DUS Lender

This announcement appears as a matter of record only.

\$32,140,000

(Massachusetts, Washington, Arizona, Iowa)
447 Independent Living Seniors Units

Operated by

Holiday Retirement Corp.



\$26,340,000

Fannie Mae DUS® MBS Mortgage Loan

and

\$5,800,000

Interim Loan

Provided by

Red Mortgage Capital, LLC

Fannie Mae DUS Lender and
Structuring Agent/Lender

This announcement appears as a matter of record only.

\$4,981,300

Somerford Place Stockton

(California)

Independent Living Seniors Units

Owned by

**Somerford Assisted Living
and Alzheimer's Care**

FHA 232/223(f) Ginnie Mae

Provided by

Red Mortgage Capital, LLC

FHA Mortgage Lender

This announcement appears as a matter of record only.

Senior Partners Portfolio, LLC



\$325,000,000

Approved Fannie Mae Credit Facility

Funded Fixed Rate Fannie Mae
Taxable Mortgages
(5 Senior Housing Properties)

\$185,507,078

Provided by

Red Mortgage Capital, LLC

Fannie Mae DUS® Lender

This announcement appears as a matter of record only.

Skyline Place & McLoughlin Place

Assisted Living Communities
Cross-Collateralized
202 Units

Operated by



\$13,375,000

First Mortgage Interim Loan

\$14,152,500

Fannie Mae DUS® MBS Permanent Loan

Provided by

Red Mortgage Capital, LLC

Lender/Fannie Mae DUS Lender

This announcement appears as a matter of record only.

\$4,760,000
**Silverado Senior
Living Calabasas**

57 Alzheimer's Units, 110 Beds

Operated by

Silverado Senior Living, Inc.



Financial Advisor

Ambrose Capital Group, Inc.

Interim Leasehold Loan

Provided by

Red Mortgage Capital, LLC

Fannie Mae DUS® Lender

This announcement appears as a matter of record only.

\$7,500,000
**Good Samaritan Health Care
Samaritan House**

(Yakima, Washington)

105 Bed Skilled Nursing
26 Unit Assisted Living Facility

Owned by

James L. Clay

First Mortgage Interim Loan

Provided by

Red Mortgage Capital, LLC

Lender

This announcement appears as a matter of record only.

\$34,042,813

(Texas, Louisiana, Virginia, Georgia, South Carolina)
18 Medical Office Pool

Owned by

**A Joint Venture of
Nationwide Health Properties, Inc.**

NHP
and

The Broe Companies

Interim Loan

Provided by

Red Mortgage Capital, LLC

Structuring Agent/Lender

This announcement appears as a matter of record only.

\$20,500,000

(New Jersey, Connecticut)

211 Independent Living Seniors Units

Operated by

Holiday Retirement Corp.



Acquisition Interim Loan

Provided by

Red Mortgage Capital, LLC

Structuring Agent and Lender

This announcement appears as a matter of record only.

\$31,368,000

Atria

(AZ, NY, KY)

3 Seniors Housing Facilities
Cross-Collateralized Pool
340 Total Units

Owned and Operated by

Atria Senior Living Group, Inc.



Provided by

Red Mortgage Capital, LLC

Fannie Mae DUS® Lender

This announcement appears as a matter of record only.

\$3,525,000

The Orchards at Medford Assisted Living

(Medford, Oregon)

61 Assisted Living Units

Owned by

Woollard Ipsen, LLC

Interim Loan

Provided by

Red Mortgage Capital, LLC

Structuring Agent and Lender

This announcement appears as a matter of record only.

\$2,364,200

Alderwood Assisted Living

(Central Point, Oregon)

60 Assisted Living Units

Owned by

Dutro Alderwood, LLC

FHA 232/223(f)/Ginnie Mae

Provided by

Red Mortgage Capital, LLC

FHA Mortgage Lender

This announcement appears as a matter of record only.

\$5,000,000

West Jacksonville Health & Rehab Center

120 Bed Skilled Nursing

Owned by

Monarch Properties II, LLC

Managed by

Encore Healthcare, LLC

Interim Financing

Provided by

Red Mortgage Capital, LLC

Structuring Agent/Lender

This announcement appears as a matter of record only.

\$31,608,000

The Wentworth Portfolio

(Salt Lake City, Utah)

4 Properties Cross-Collateralized Pool
96 Assisted and 140 Independent Living Units

Managed by

**Senior Management
Concepts, Inc.**

\$25,008,000

Fannie Mae DUS® Mortgage Loan

Provided by

Red Mortgage Capital, LLC

Fannie Mae DUS Lender

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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