

## NEWS RELEASE FOR IMMEDIATE RELEASE

### **RED Closes \$11.4M HUD 223/232(f) to Refinance a Balance Sheet Loan for Livewell Senior Living**

COLUMBUS, OH, April 2, 2015 – RED Mortgage Capital, LLC, the mortgage lending entity of comprehensive capital provider RED CAPITAL GROUP, LLC, recently completed an \$11.4 million HUD-insurance refinancing of a balance sheet bridge loan to complete two acquisitions for Livewell Senior Living in Florida.

As a result of Livewell's exceptional management over the past few years, it had an opportunity to execute an in-the-money purchase option. Livewell had to have 100% confidence in RED's ability to close on its balance sheet within a narrow time frame. RED not only closed the transaction in under 60 days, it was also able to provide financing for the full amount of the purchase option. RED Mortgage Capital immediately filed a HUD loan application and refinanced the acquisition financing.



**Livewell at Coral Plaza**

Livewell at Courtyard Plaza is a 68-unit Assisted Living facility located in North Miami, Florida with 102 Assisted Living beds and 18 Memory Care beds. Livewell added Limited Mental Health (LMH) licensing to the Courtyard Plaza facility license to allow them to accept residents in need of limited mental health care.



**Livewell at Courtyard Plaza**

Livewell at Coral Plaza is located in Margate, Florida, which is part of the Miami-Fort Lauderdale-Pompano Beach Metropolitan Area. It is a 100-unit Assisted Living facility with 120 Assisted Living beds and 20 Memory Care beds.

Yanir Shmaryou, President, Livewell Senior Living, said, "RED Capital exceeded my expectations with their creativity and flexibility. They did everything to make sure the transactions were a success, and I'm truly grateful to them."

Kathryn Burton Gray, Senior Managing Director for RED, said, "We appreciate the opportunity to work with Livewell on their first acquisitions. We understood that certainty of execution and timing was critical. We are looking forward to working with Yanir on future transactions."

James Scribner, Managing Director for RED, said, "Being able to provide highly-leveraged acquisition financing solution, and close on both the acquisition and permanent financing in

**RED CAPITAL GROUP, LLC**

**RED** Closes \$11.4M HUD Refinancing for Livewell Senior Living

less than 6 months is a credit to our underwriting team. We are excited to enable Yanir to achieve his dream of moving from an operator to an owner/operator.”

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**About RED CAPITAL GROUP, LLC**

Recognized for its industry expertise, innovative and comprehensive structures, and consistently high rankings, RED CAPITAL GROUP, LLC has provided over \$57.5 billion of integrated debt and equity capital since 1990 to the seniors housing and health care, multifamily, affordable, and student housing industries through three operating companies. RED Mortgage Capital, LLC is a leading Fannie Mae DUS<sup>®</sup> and MAP- and Lean-approved FHA lender with a mortgage servicing portfolio exceeding \$16.4 billion. RED Capital Markets, LLC (MEMBER FINRA/SIPC) is a leader in the distribution of Fannie Mae and Ginnie Mae Project MBS, and provides structuring, underwriting, placement, and advisory services for tax-exempt and taxable housing and health care bonds. RED Capital Partners, LLC provides proprietary debt and equity solutions, and asset management in a range of forms, including subordinated gap and bridge loans. RED CAPITAL GROUP, LLC is a subsidiary of ORIX USA Corporation. For more information on RED CAPITAL GROUP, LLC, visit [www.redcapitalgroup.com](http://www.redcapitalgroup.com).

**About ORIX USA Corporation**

**ORIX USA Corporation** is a diversified financial company with approximately \$6 billion of assets in sectors spanning commercial finance, venture finance, commercial real estate and public finance, as well as \$25 billion of assets managed for others. Operating subsidiaries include Houlihan Lokey, RED Capital Group and Mariner Investment Group. Headquartered in Dallas, Texas, ORIX USA and its subsidiaries have more than 1,400 employees and offices in major cities including New York, Los Angeles, London and Tokyo.

ORIX USA is a wholly owned subsidiary of ORIX Corporation, a Tokyo-based, publicly owned international financial services company with operations in 35 countries worldwide. ORIX Corporation is listed on the Tokyo (8591) and New York Stock Exchanges (IX). For more information on ORIX USA, visit [www.orix.com](http://www.orix.com).

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