

Walker & Dunlop Closes \$3,662,000 Refinance Loan For Health Care and Rehabilitation of Corsicana - Texas

Bethesda, Maryland – October 14, 2009 – Walker & Dunlop provided a \$3,662,000 refinance loan for Health Care and Rehabilitation of Corsicana located in Corsicana, Texas. The loan was structured with a 27-year term and a 27-year amortization utilizing a HUD LEAN 232/223(f) loan. The loan was underwritten to an 85 percent loan-to-cost. This transaction enabled the borrower to make necessary capital improvements and repairs, fund the replacement reserve account and pay off the existing bridge loan debt.

Health Care and Rehabilitation of Corsicana is a 94-bed skilled nursing facility offering short and long term care. The facility consists of a single-story, 21,572-square foot structure built in 1973. Programs include Respite Care, Wound Care Treatment and Short Term Rehabilitation. Services are available 24 hours a day and seven days a week. The property is licensed for both Medicare and Medicaid patients.

Steve Ervin, senior vice president/co-group head, FHA Finance, (301/564-3284, servin@walkerdunlop.com) originated the loan.

About Walker & Dunlop

Walker & Dunlop, established in 1937, is a real estate finance company and one of the largest multifamily lenders in the United States. The Multifamily and FHA Finance groups of Walker & Dunlop are focused on lending to property owners, investors, and developers of multifamily properties across the country. As a Fannie Mae DUS™, Freddie Mac Program Plus® and HUD* lender, Walker & Dunlop lends on most major multifamily asset classes including market-rate apartments, affordable apartments, manufactured housing developments, seniors housing, and student housing. The Capital Markets and Principal Investments groups of Walker & Dunlop provide a broad range of advisory, financing, and investment services to clients across the Mid-Atlantic region. In 2008, Walker & Dunlop originated more than \$2.8 billion in commercial real estate financing. The company services over \$12 billion of commercial mortgages and asset manages over 1,400 properties across the country. Additional information on Walker & Dunlop can be found at www.walkerdunlop.com.

**Walker & Dunlop funds its HUD loans through Column Guaranteed.*

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