



## **Windsor Place of Wilmington**

Wilmington, Massachusetts

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**FHA Program:** 223(a)7

**Loan Amount:** \$18,296,700

**Mortgage Term:** 35 years

**Originator:** John G. Carberry

**Project Summary:** Built in 2008, Windsor Place of Wilmington is an 87 unit facility with 57 assisted living units and 30 secure memory care units. A total of 104 beds are available. The facility is adjacent to the Woodbriar of Wilmington Skilled Nursing and Rehabilitation Center, a 142 bed fully licensed nursing home also financed by Oppenheimer. Both facilities are owned and operated by the same family and operate to provide a continuum of care for all residents. The setting North of Boston is wooded and serene yet close to major transportation arteries to offer close family contact. Oppenheimer refinanced the existing non-FHA loan on Windsor Place to structure long-term financial security for the facility by providing a 35 year, fixed interest rate mortgage loan at a low rate without any personal guarantees required of the Owners.