



## **Medical Property Financing Proves To Be Healthy Business in 2015**

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New Britain, Pennsylvania ? K2 Commercial Finance, an expert in providing commercial lending to small businesses and investors, said today the significant growth being seen in the medical industry has perpetuated the need for new medical office space and the expansion of existing spaces. With so much expansion and new construction taking place, the need for medical office lending has soared to an all time high.

Ken Kaplan, president of K2 Commercial Finance, said the passage of the Affordable Care Act has had a tremendous effect on the medical industry. The act has enabled insurance access to millions of Americans who previously did not have healthcare. Additionally, millions of Baby Boomers will hit retirement age over the next decade increasing the demand of medical services even more. As a result, many doctors are grouping together into larger off-campus properties or expanding their existing facilities.

?The Affordable Care Act has added 16 million new insured patients, which has increased the business of both large and small medical providers,? said Kaplan. ?Consequently, we are seeing more requests for medical office financing as these doctors are quickly trying to expand their facilities to keep up with the

demand.?

The demand for new medical office space has also whetted the appetite of investors attempting to capitalize on current market conditions. Kaplan noted that this has caused an increase in the number of investors seeking construction loans, portfolio loans, interest only loans and acquisition and development loans.

Kaplan pointed to some impressive numbers being seen nationally when it comes to medical office space. According to data compiled by Marcus & Millichap, 8.8 million square feet of medical office space will be built in 2015, which is higher than the 7.1 million square feet that came online last year. Additionally, national medical office vacancy has fallen 20 basis points to 9.7 percent, which is one of the lowest vacancies in the entire office sector.

With so many doctors and clinics operating as small businesses, Kaplan said K2 Commercial Finance is perfectly positioned to help these small businesses with commercial mortgage products and programs. Not only can K2 Commercial Finance facilitate fast commercial mortgages, but they also provide a wide range of medical office financing including dental office loans, hospital loans, pharmacy loans, skilled nursing care financing, assisted living facilities financing and chiropractic loans.

?Doctors and other medical professionals do not have the time to be bogged down in the commercial lending process,? said Kaplan. ?Our quick loan process is ideal for medical professionals so they can remain focused on their patients.?

K2 Commercial Finance is a commercial mortgage brokerage that offers commercial loan solutions to meet the needs of small business and property owners. Their niche lies in serving commercial property borrowers with financing requirements of between \$50,000 and \$5,000,000. K2 Commercial offers no upfront costs. They are only paid upon a successful loan closing.

Visit the company online at: <http://k2cFinance.com>

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