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HOTEL / MOTEL (HOSPITALITY) FACILITIES

Portfolio Bank Fixed / ARMS (\$1M to \$5M) 55% LTV (California Only)

Program	Fixed Term	Start Rate (SR)	Margin	Index	Qualifying Rate	DCR	LTV (P/RT/CO)	Term	Pre-Payment
1	3-Month ARM	6.750%	3.50%	12 MTA	6.750%	1.25	55 / 55 / 55	30 / 10	1.25%, 1.25%, 1.25%
2	3-Month ARM	7.000%	3.75%	12 MTA	7.000%	1.20	55 / 55 / 55	30 / 10	1.25%, 1.25%, 1.25%
3	3-Year Fixed-ARM	7.375%	3.50%	12 MTA	7.375%	1.25	55 / 55 / 55	30 / 10	1.25%, 1.25%, 1.25%
4	5-Year Fixed-ARM	7.875%	3.50%	12 MTA	7.875%	1.25	55 / 55 / 55	30 / 10	1.25%, 1.25%, 1.25%

Portfolio Bank Fixed / ARMS (\$500k to \$999,000) 55% LTV (California Only)

5	3-Month ARM	6.875%	3.63%	12 MTA	6.875%	1.25	55 / 55 / 55	30 / 10	1.25%, 1.25%, 1.25%
6	3-Month ARM	7.125%	3.88%	12 MTA	7.125%	1.25	55 / 55 / 55	30 / 10	1.25%, 1.25%, 1.25%
7	3-Year Fixed-ARM	7.500%	3.63%	12 MTA	7.500%	1.25	50 / 55 / 55	30 / 10	1.25%, 1.25%, 1.25%
8	5-Year Fixed-ARM	8.000%	3.63%	12 MTA	8.000%	1.25	55 / 55 / 55	30 / 10	1.25%, 1.25%, 1.25%

Owner-User (SBA) Portfolio Bank (\$1M to \$6M) Nationwide Franchise Hotels

9	5-5-5-5 Fixed	7.020%		5 Yr, Swap	7.020%	1.25	85 / 55 / 55	3666666	5%-4%-3%-2%-1%
10	1 Year Adjustable	6.000%	2.75%	Prime Rate	6.000%	1.25	85 / 55 / 55	25 / 10	5%-4%-3%-2%-1%
11	Monthly ARM			1 Mo LIBOR	6.775%	0.00	85 / 55 / 55	0 / 10	5%-4%-3%-2%-1%
12	Monthly ARM			1 Mo LIBOR	7.375%	0.00	85 / 55 / 55	0 / 10	5%-4%-3%-2%-1%

Investor Portfolio Bank (\$1M to \$10M) Nationwide Franchise Hotels

13	5-5-5-5 Fixed	7.020%		5 Yr, Swap	7.020%	1.25	65 / 65 / 65	25 / 10	5%-4%-3%-2%-1%
14	Monthly ARM			1 Mo LIBOR		0.00	65 / 65 / 65	0 / 10	5%-4%-3%-2%-1%
15	Monthly ARM			1 Mo LIBOR		0.00	65 / 65 / 65	0 / 10	5%-4%-3%-2%-1%
16	Monthly ARM			1 Mo LIBOR		0.00	65 / 65 / 65	0 / 10	5%-4%-3%-2%-1%
17	Monthly ARM			1 Mo LIBOR		0.00	65 / 65 / 65	0 / 10	5%-4%-3%-2%-1%

Private Money Bridge Loan (\$500k to \$5M) Nationwide

18	Fixed Rate Bridge Loan	9.990%	3.00%	Prime Rate	9.990%	0.95	55 / 55 / 55	30 / 2	None
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Rates and terms are subject to change with market conditions.

Program Footnotes

Program 1,2,3,4: Portfolio Bank fixed/ARMs' with step-down prepayment schedule. Must be a stabilized Franchise property. Estimated closing costs: \$1,500 + appraisal + environmental.

Program 5: Portfolio Bank ARM with step-down prepayment schedule. Must be a stabilized Franchise property. Estimated closing costs: \$1,500 + appraisal + environmental.

Program 6: Portfolio Bank ARM with step-down prepayment schedule. Must be a stabilized Franchise property. Estimated closing costs: \$2,500 + appraisal + environmental.

Program 7: SBA Combo (85% to 90% CLTV); Bank 1st TD to 50% LTV (20 to 25 yr amort) and SBA 2nd of 35% to 40% LTV (15 or 20 yr amort). Estimated closing costs: 3.5%.

Program 8: 80% Capital Market for \$2M to \$5M). Typical 3rd Party reports: appraisal, phase 1 environmental, property condition/assessment/market feasibility study.

Program 9: 80% Capital Market for \$5M+). Typical 3rd Party reports: appraisal, phase 1 environmental, property condition/assessment/market feasibility study.

Program 10, 11, 12, 13: Portfolio Bank ARM with step-down prepayment schedule. Must be a stabilized Franchise property. Estimated closing costs: \$2,500 + appraisal + environmental. The subject property must be 10 yrs or less in age (year built 1998+).

Program 14, 15, 16: Portfolio Bank ARM with step-down prepayment schedule. Must be a stabilized Franchise property. Estimated closing costs: \$2,500 + appraisal + environmental. The subject property must be 20 yrs or less in age (year built 1988 to 1997).

Program 17, 18, 19: Portfolio Bank ARM with step-down prepayment schedule. Non-Franchise OK and built before 1998 OK. Estimated closing costs: \$2,500 + appraisal + environmental.