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ICRA Internet Commercial Realty Advisors

www.webvest.info

02/01/2010

MULTIFAMILY, MOBILE HOME PARK, MIXED USE

Agency Financing (\$3M to \$5M+) 80% LTV/1.25 DCR (Major Metro Markets)

Program	Fixed Term	Start Rate (SR)	Margin	Index	Qualifying Rate	DCR	LTV (P/RT/CO)	Term	Pre-Payment
1	Monthly ARM	4.591%	3.50%	1 Mo LIBOR	7.591%	1.00	75 / 75 / 75	30 / 5	Yield Maintenance
2	5-Year Fixed-Balloon	5.000%	2.63%	5-Year Treas	7.250%	1.25	80 / 80 / 80	30 / 5	Yield Maintenance
3	7-Year Fixed-Balloon	5.550%	2.45%	7-Year Treas	6.500%	1.25	80 / 80 / 80	30 / 7	Yield Maintenance
4	10-Year Fixed-Balloon	5.870%	2.25%	10-Year Treas	5.870%	1.25	80 / 80 / 80	30 / 10	Yield Maintenance

Agency Financing (\$1M to \$2,999,999) 80% LTV/1.25 DCR (Major Metro Markets)

5	Monthly ARM	4.591%	3.50%	1 Mo LIBOR	7.591%	1.00	75 / 75 / 75	30 / 5	Yield Maintenance
6	5-Year Fixed-Balloon	5.100%	2.73%	5-Year Treas	7.250%	1.25	80 / 80 / 80	30 / 5	Yield Maintenance
7	7-Year Fixed-Balloon	5.650%	2.55%	7-Year Treas	6.500%	1.25	80 / 80 / 80	30 / 7	Yield Maintenance
8	10-Year Fixed-Balloon	5.970%	2.35%	10-Year Treas	5.970%	1.25	80 / 80 / 80	30 / 10	Yield Maintenance

Agency Financing (\$750k to \$999,999) 80% LTV/1.25 DCR (Major Metro Markets)

9	Monthly ARM	4.591%	3.50%	1 Mo LIBOR	7.590%	1.00	80 / 80 / 80	30 / 5	Yield Maintenance
10	5-Year Fixed-Balloon	5.200%	2.83%	5-Year Treas	7.250%	1.25	80 / 80 / 80	30 / 5	Yield Maintenance
11	7-Year Fixed-Balloon	5.750%	2.65%	7-Year Treas	6.500%	1.25	80 / 80 / 80	30 / 7	Yield Maintenance
12	10-Year Fixed-Balloon	6.070%	2.45%	10-Year Treas	6.120%	1.25	80 / 80 / 80	30 / 10	Yield Maintenance

Bank Portfolio A to B Pricing (Soft Story Parking)

13	3-Month ARM	5.250%	2.70%	12 MTA	5.250%	1.20	75 / 75 / 65	30 / 30	1.25%, 1.25%, 1.25%
14	3-Year Fixed-ARM	5.700%	2.70%	12 MTA	5.700%	1.20	75 / 75 / 65	30 / 30	1.25%, 1.25%, 1.25%
15	5-Year Fixed-ARM	5.950%	2.70%	12 MTA	5.950%	1.20	75 / 70 / 70	30 / 15	5%-4%-3%-2%-1%
16	5-Year Fixed-ARM	6.125%	2.75%	6 Mo LIBOR	6.125%	1.20	65 / 65 / 60	30 / 30	3%-2%-1%
17	7-Year Fixed-ARM	6.625%	2.75%	6 Mo LIBOR	6.625%	1.20	65 / 65 / 60	30 / 30	4%-3%-2%-1%

Private Money Bridge Loans / Wilshire Finance Partners

18	Fixed Rate Bridge Loan	9.990%		2-Year Treas	9.990%	0.95	65 / 65 / 60	30 / 2	None
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Rates and terms are subject to change with market conditions.

Program Footnotes

PROPERTY TYPES: MULTIFAMILY, MOBILE HOME PARK, MIXED USE

FIXED RATE AGENCY FINANCING (80% LTV, 1.25 DCR); \$3,000,000+

Program 1, 2, 3, 4: Nationwide Major Metro Markets. Typical 3rd Party Reports estimate from \$2,500 to \$3,500, plus Appraisal. Estimated upfront deposit \$4,500. Interest rate buydown available for additional 1% loan fee: reduce interest rate by 0.30bps (5 Yr), 0.25bps (7 Yr) and 0.20bps (10 Yr). For loans \$5M+, reduce rates by 0.10bps and include full 3rd Party reports (Appraisal, Environmental, Structural, Legal, Seismic, etc.)

FIXED RATE AGENCY FINANCING (80% LTV, 1.25 DCR); \$1,000,000 to \$2,999,999

Program 5, 6, 7, 8: Nationwide Major Metro Markets. Typical 3rd Party Reports estimate from \$2,500 to \$3,500, plus Appraisal. Estimated upfront deposit \$4,500. Interest rate buydown available for additional 1% loan fee: reduce interest rate by 0.30bps (5 Yr), 0.25bps (7 Yr) and 0.20bps (10 Yr).

FIXED RATE AGENCY FINANCING (80% LTV, 1.25 DCR); \$750,000 to \$999,999

Program 9, 10, 11, 12: Nationwide Major Metro Markets. Typical 3rd Party Reports estimate from \$2,500 to \$3,500, plus Appraisal. Estimated upfront deposit \$4,500. Interest rate buydown available for additional 1% loan fee: reduce interest rate by 0.30bps (5 Yr), 0.25bps (7 Yr) and 0.20bps (10 Yr).

FIXED RATE AGENCY FINANCING COMMENTS:

Agency programs require stabilized properties in major metro markets with strong sponsor (borrower) with professional management. Typically, No impounds for replacement reserves required. Occupancy must be 90% for the prior 90 days. Non-Metro Sub-Markets require prior screening and will require full 3rd party reports and include impounds for replacement reserves for loans greater than \$3M. Typically no impounds for Replacement Reserves on loans <\$5M.

BANK PORTFOLIO A & B PRICING (60% to 75% LTV)

Program 13, 14, 15: California. Loans from \$500k to \$7M Property must be stabilized with a strong sponsor (borrower). #13: Quarterly Adjustable based on 12 MTA Index with 0.50% interest rate caps (no negative amortization). Stated income (no tax returns required) loans are available for certain qualified properties., but you will be required to add 20 BPS to initial rate, Margin, Life Cap and floor with a Max LTV=60%. Rates may be increased on property characteristics. Rate lock for 60 days is available for a 1% fee.

Program 16 & 17: (California, Oregon, Washington) 60% LTV

Loans from \$400k to \$5M Property must be stabilized with a strong sponsor (borrower).

Program 18: Private money Bridge Loan. Rates range from 9.99% to 12% with LTV's up to 65%. Loan amounts from \$500k to \$10M (Nationwide). Tuck-under/Tuck-in and soft story structures OK. No Retrofit or Seismic due diligence required.

HOW TO SUBMIT FOR A FAST TRACK LOAN QUOTE WITH FINANCING OPTIONS:

Complete the attached Loan Quote form, or provide alternative documentation and or the realtor marketing package.

ON LINE SUBMISSION for preliminary quote for financing options available WITH OUR APARTMENT PRO INTERNET SOFTWARE, CALL FOR DETAILS TO BE SET UP WITH A USER ACCOUNT. For overview, go to website: www.WebVest.info

HOW TO SUBMIT FOR COMPLETE PRELIMINARY UNDERWRITING AND OR APPROVAL:

Stage 1:

Copy of current rent roll including tenant name, move in date, unit mix and rents.
Copy of 2007, 2008 and 2009-YTD Income & Expense operating statement.
Copy of current financial statement for borrowing entity and all applicable individuals.
Copy of schedule of real estate owned for borrowing entity and applicable individuals.

Stage 2:

Copy of prior years tax returns for borrowing entity and all individuals owning 25%.