

# SAMPLE TRANSACTIONS

*Integrity • Flexibility • Ingenuity*

<b>PROPERTY/LOAN ACQUISITION</b>	Minimize the amount of equity required at the acquisition of an existing project or loan in order to enhance overall leveraged returns.
<b>EQUITY GAP AT REFINANCING</b>	Bridge the gap between an expiring loan and new lower loan-to-value.
<b>TRAPPED EQUITY</b>	Appreciation and/or amortization have lowered the LTV of an existing loan. Sponsor desires to monetize a portion of the “trapped” equity; however, the existing loan contains an onerous prepayment obligation which complicate refinancing options.
<b>FUNDING RESERVES</b>	Complete capital improvements and leasing programs in order to stabilize project cash flow and enhance value.
<b>PARTNERSHIP INTEREST ACQUISITION</b>	Conflicting hold periods or investor motivations necessitate recapitalizing some portion of the ownership.

