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***** Recent Transaction *****

Greemann Capital is proud to announce the recent closing of the **Bayberry Pointe Apartment's** financing package. Located on the northwest side of Grand Rapids, MI, Bayberry Pointe is a 308 unit apartment complex. The loan amount was **\$11,650,000** and placed with **Freddie Mac** with a **10 year term** and a **30 year amortization**. The **LTV was 64%** utilizing appraised value.



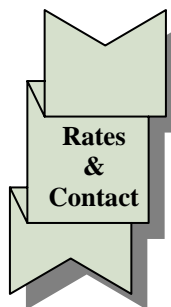
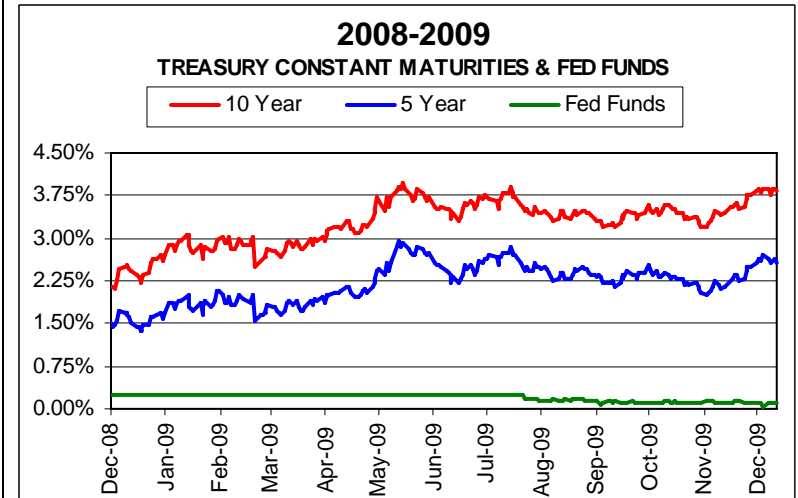
BAYBERRY POINTE APARTMENT COMPLEX

***** Reality Check *****

It is often perceived that commercial mortgage financing is difficult (if not impossible) to come by in today's environment, especially when combined with the additional struggles Michigan has faced. The reality is that our lenders (for the most part life companies) are in the market and making loans.

In the past six months, Greemann Capital has arranged over **\$55 million** in financing utilizing **six** different institutional investors which included **four life companies, Freddie Mac, and FNMA**. In addition, over the past 12 months Greemann Capital has received quotes from 15 different sources on a variety of projects.

Contact us today to learn how we can help you with your commercial financing needs!



Bond Yields	5 Year	10 Year	30 Year	Rates	Interest Rate Range
Current 1/19/10	2.45%	3.71%	4.61%	3-5 years	6.25-7.00%
Wk End 1/8/10	2.60%	3.83%	4.67%	7&10 years	6.25-7.50%
December 2009	2.34%	3.59%	4.49%	15,20,25 years	6.50-7.50%
December 2008	1.52%	2.42%	2.87%	Amortization	15-30 years

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Note: Multi-family rates tend to be lower with the agencies (FNMA, Freddie Mac, or HUD).



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