

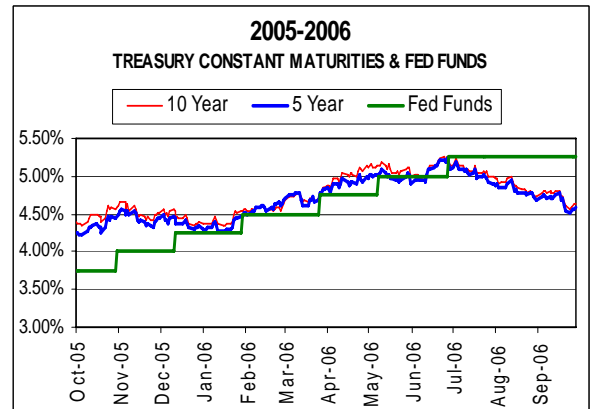
*****Recent News*****



On October 3rd & 4th Ben and Harvey Greemann attended a Delaware Investments / Lincoln Financial Group Correspondents Meeting in Greensboro, NC. On April 3, 2006 Jefferson Pilot and Lincoln Financial Group merged to form a \$80.0 + billion financial services company. The merged entity will remain Lincoln Financial Group. Delaware Investments is a wholly owned subsidiary of Lincoln with \$150+ billion of assets under management. Further, Delaware manages all of Lincoln's investments, including commercial mortgage loans and real estate.

The Delaware Investments appetite for commercial mortgage loans has increased to a target of \$1.5 billion for 2007, up from a combined total for the two firms of \$1.08 billion for 2005. Delaware's loan parameters are:

- Loan Size: \$2-\$50 Million
- Property Types: Anchored and unanchored retail, office, single tenant, multi-tenant and bulk industrial; multi-family and others property types on a case by case basis.
- Pricing: 95-120 bps over the UST.
- Fixed Rate terms: 3-25 years.
- Amortization: To 30 years and IO on some transactions.
- Funding: Immediate to 12 months forward.
- Exculpation: Non recourse, including the "carve outs" No warm body.**
- Escrows: No funded escrows for real estate taxes, insurance or TLIC**
- Prepayment: Premium based on yield maintenance formula
- Lender Fees: Par with a \$3,500 processing fee
- Refundable Fees: 1% rate lock plus 1-2% commitment fee (2% for forwards)



Treasury Constant Maturities

Immediate Funding Mortgage Rate

| Date | 5 yr | 10 yr | 20/30 yr | Term | Interest Rate Range |
|-------------------|-------|-------|----------|-------------------|---------------------|
| Current -10/12/06 | 4.72% | 4.76% | 4.90% | 3-5 Years | 5.65% - 6.25% |
| Week End -9/29/06 | 4.56% | 4.81% | 4.73% | 7 & 10 Years | 5.65% - 6.25% |
| September 2006 | 4.67% | 4.72% | 4.85% | 15, 20 & 25 Years | 6.00% - 6.75% |
| September 2005 | 4.01% | 4.20% | 4.51% | Amortization | 15-30 Years |

Harvey Greemann - harvey@greemancapital.com , Ben Greemann - ben@greemancapital.com
Maggie Laureto - maggie@greemancapital.com , Pete Dillard - pete@greemancapital.com