

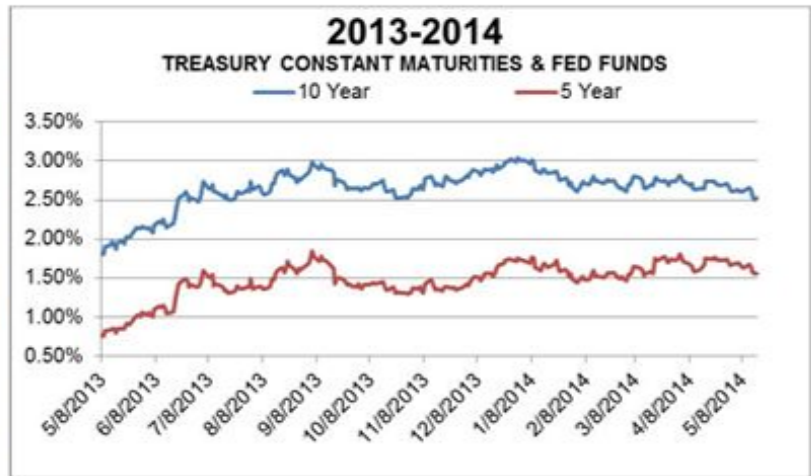
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You may notice that our "Monthly Interest" (formerly Market Fax) report looks a bit different this month. We're experimenting with a new delivery system and welcome your thoughts and comments as we make this transition.

**\*\* Closed Transaction \*\***

Greemann Capital is proud to announce the recent closing of a Commercial Mortgage Loan for **Grand Central Plaza**, a **92,000 SF retail center** located on 28th Street in Grand Rapids, MI. The loan amount was **\$2,200,000**, and was placed with StanCorp Mortgage Investors, LLC.

The long term, fixed rate loan is for **25 years with a 25 year amortization, with a provision for a rate reset every 5 years**. 120 days prior to the reset dates, StanCorp will notify the borrower of the new rate with 30 days to accept or reject it. If they accept, the payment will adjust on the anniversary. If they reject the new rate **the loan is pre-payable at par on the rate reset date**. This provides flexibility with prepayment and the borrower doesn't have to deal with refinancing due to a balloon or call provision.



Longer terms and amortizations are just one of the benefits of working with Greemann Capital. Our market knowledge, 40+ years of experience, multiple sources of capital and extensive lender contacts all combine to give you the best options when financing your property.

For more information on this or any other project, please contact us. We at Greemann Capital sincerely appreciate the opportunity to earn your business and we look forward to assisting you with your commercial financing needs.

**Rates & Contact Information:**

Bond Yields	5 Year	10 Year	30 Year	Rates	Interest Rate Range
Current 5/22/14	1.55%	2.55%	3.43%	3-5 years	3.25% - 4.00%
Wk End 5/16/14	1.59%	2.57%	3.40%	7&10 years	3.75% - 5.00%
April 2014	1.70%	2.71%	3.52%	15,20,25 years	4.00% - 5.75%
April 2013	0.71%	1.76%	2.93%	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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