

55th Crossing | Minot, North Dakota
Loan Amount : \$ 15000000.0

Summary : The borrower is seeking funding for a mixed-use project in Minot, ND. The project is anticipating 414 single-family homes, 696 duplex units, 481 multifamily units as part of mixed use projects, 1,050 multifamily units as part of mixed use projects, 2,370,000 SF of office/retail space, and 400,000 SF of Commercial Space. The project has seen about \$37,000,000 of publicly funded infrastructure invested in the project and about \$11,000,000 or private investment. The subject has a prime location with excellent access to all of the employment, retail and commercial nodes in the region. However, the site is removed from the traffic congestion generated by the oil industry in an area with a slightly undulating topography and a tranquil setting. The location and setting allows local residents the opportunity to regain and maintain a normal living environment removed from the challenges imposed by temporary and short-term workers generally selecting the western portion of Minot during their stay The subject is a proposed mixed-use project that will provide a neighborhood environment that is self-sustaining thereby filling a void in the critical housing shortage within the City of Minot. The catastrophic flood in June 2011 destroyed many neighborhoods resulting in the scattering of residents throughout the City. A total of 11,000 residents were left homeless. At the same point in time, oil and gas exploration was rapidly expanding with highly paid temporary workers moving to Minot competing directly with the local residents for housing. Pricing levels escalated forcing local residents to "double up" in order to afford housing. As of 2014, the shortage of housing has not been alleviated and the housing-cost burden continues to plague the local residents.

Grand Holladay Villas | Holladay, Utah
Loan Amount : \$ 1000000.0

Summary : The borrower is seeking a partnership to invest in the Grand Holladay Villas project. The project consists of 11 luxury condos with a parking garage on the first level. The subject site is shovel-ready with all site plan approvals, infrastructure, and utilities. The construction loan has been arranged and will fund around May 31, 2015 contingent upon 5 reservations from qualified buyers which should be easily achieved. The Project is scheduled for completion in 12 months with units to be sold out well before 18 months. The target market is aging baby-boomers from the surrounding large luxury homes who want to downsize but wish to stay in the affluent area of Holladay near family and friends. The project is one-of-a kind in the due to lack of properly zoned multifamily lots. The subject property is located in a highly sought after neighborhood in the eastern region of the Salt Lake City Valley. It is close to I-215 Belt Route and I-80. It is also very close to the entrance of Big Cottonwood Canyon and Millcreek Canyon. It is in close proximity to many restaurants, schools, shopping centers, hospitals, parks, golf courses, and many other forms of outdoor activities.

BP Gas Station | Franklin, Ohio
Loan Amount : \$ 1095753.0

Summary : The borrower is seeking funding for a BP gas station. The subject property is located in Franklin Ohio. The borrower originally purchased for \$500,000 and was funded by an investor. The borrower put in \$450,00 in improvements to the site. The western quarter of the property is occupied by "Mom's" restaurant. The investor has invested an extra \$200,000 into the property. The investor would like a payout, but will likely stay in.

Chicago O'Hare Hotel Land | Chicago, Illinois
Loan Amount : \$ 6600000.0

Summary : The borrower is seeking funding to pay off an existing lien holder and construction costs. The subject property was originally purchased in 2003. It originally had a 120 room hotel on it. The hotel was tore down in 2012 to build more hotels. The borrower refinanced the property in 2008 for \$6,000,000. The loan was supposed to renew every five years. The borrower submitted a payment in June of 2013 and it was not excepted and no credit toward the loan was given for it. The subject property consists of three parcels on 2.8 acres of land. Lot 1, situated at 8161 West Higgins Road, is a 41,224 square foot site zoned for 336 rooms. Lot 2, situated at 8171 West Higgins Road, is a 38,961 square foot site zoned for 363 rooms. Lot 3, situated at 8211 West Higgins Road, is a 41,906 square foot site zoned for 296 rooms.

AXIS Energy Parnters | Sacramento, California
Loan Amount : \$ 1500000.0

Summary : The borrower had originally made a loan with the collateral property as his security. When his borrower defaulted, he ended up foreclosing on the asset and now leases the property to a few tenants. Some of the property is vacant because he spends most of his time managing and operating his LED lighting company. For that company, he used a line of credit to by up to \$1.5M in inventory, of which the borrower has used \$1.2M. As security, his lender has the building as collateral (2nd lien) as well as the inventory (11,630 units). The current lender mandates these units are held in its warehouse in Ontario, CA but allows draws against the inventory as orders come in. The current lender has two investors who need liquidity, and are

requiring the borrower payoff the line of credit, which will release the inventory for the security of the new lender. For additional security, the borrower would also like to payoff the 1st lien from a private lender on the other property.

Amicos Pizza & Hogi Shop |
Loan Amount : \$ 0.0

Summary :