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News Release

Aspen Capital Funding Joint-Ventures the Purchase of \$13MM Non-Performing Loan

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Portland, Oregon based Aspen Capital Funding is pleased to announce the purchase of a non-performing loan through a joint-venture with a Chicago-based investment group. The loan, with an approximate balance of \$13,000,000, is secured by a first mortgage on an 115,000 SF office-loft located at 357 - 363 West Erie in downtown Chicago, IL.

Although the property owner has filed bankruptcy, the property is 100% leased to a diverse group of well established Chicago businesses. ACF and its JV partner are negotiating a bankruptcy plan with the property owner in an effort to find a quick and mutually beneficial resolution to the proceedings.

ACF's ability to quickly underwrite and fund the purchase was critical to the success of the transaction.

Aspen Capital Funding is a private money lender for commercial real estate specializing in flexible, short-term financing. ACF funds real estate opportunities throughout the U.S., with loans ranging from \$1,000,000 to \$10,000,000. Loan types include bridge loans, mezzanine financing, development & construction loans, working capital loans, and hard money loans. Property types include industrial, office, multi-family, storage, hotels, shopping centers and more. Residential loan programs are also available through ACF's affiliate, Gregory Funding (www.gregoryfunding.com). ACF is an Aspen Capital (www.aspencapital.com) affiliated company. Further information about ACF can be found at www.aspencapitalfunding.com.