



Aspen Capital Funding

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News Release

Aspen Capital Funding Closes \$4.0MM Mezzanine Loan

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Portland, Oregon based Aspen Capital Funding, is pleased to announce the funding of a \$4,000,000 mezzanine loan for the acquisition and renovation of a 170,000 SF office building located in downtown Madison, Wisconsin.

The Chicago-based developer, having a long track-record of commercial development, negotiated the purchase and partial lease-back of the special-use building. The property is located in a prime location three blocks from the Wisconsin State Capitol. Despite conventional bank financing, creative mezzanine financing was required to balance the project budget.

Aspen Capital Funding was able to quickly underwrite, structure and close a mezzanine loan to accommodate the conventional senior financing. As a private money lender, ACF did not require a time consuming appraisal or committee approval, and recognized the building's potential, thereby allowing the transaction to close as scheduled.

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.