



# FUNDING

REAL ESTATE VENTURE CAPITAL™

## *PNL BUYS, REFIS AND RESTRUCTURES SITUATIONAL MORTGAGES AND EQUITY*

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| <p><b>PARTICIPATING LOAN</b><br/> <b>3 Miles of Beach Front</b><br/> Purchase of 2,800 acres for future residential community and conservation wetlands<br/> <b>TEXAS</b></p> | <p><b>RESTRUCTURED LOAN</b><br/> <b>\$26,000,000</b><br/> Secured by 1,000,000 sf of industrial and office and 37 acres of commercial land<br/> <b>FLORIDA &amp; OHIO</b></p>       | <p><b>PARTNERSHIP BUYOUT</b><br/> <b>19,566 Acres</b><br/> Prime farming, ranching and hunting land with 9 miles of Lavaca River frontage<br/> <b>TEXAS</b></p>                 |
| <p><b>B-PIECE ACQUISITION</b><br/> <b>\$4,000,000</b><br/> Subordinate loan tranche collateralized by 425,000 sf industrial building<br/> <b>CALIFORNIA</b></p>               | <p><b>DEFAULTED HUD LOANS</b><br/> <b>\$97,800,000</b><br/> Purchased HUD mortgages secured by over 3,400 apartment units in 22 complexes<br/> <b>MULTIPLE STATES</b></p>           | <p><b>DEBT AND EQUITY REFI</b><br/> <b>\$14,000,000</b><br/> 131 acre acquisition of prime undeveloped infill commercial land<br/> <b>GEORGIA</b></p>                           |
| <p><b>LENDER REO</b><br/> <b>\$73,000,000</b><br/> JV equity investor in 33 story 843,000 sf Class A office tower in Dallas Arts District<br/> <b>TEXAS</b></p>               | <p><b>NON-PERFORMING LOAN</b><br/> <b>\$10,000,000</b><br/> Acquired land development loan secured by 36 hillside residential lots overlooking San Diego<br/> <b>CALIFORNIA</b></p> | <p><b>JOINT VENTURE EQUITY</b><br/> <b>\$8,500,000</b><br/> Acquisition of a vacant 216,000 sf high-tech office/industrial building (former Boeing Plant)<br/> <b>TEXAS</b></p> |

**Mortgage, equity and hybrid structures funding non-institutional office, retail, residential, industrial and land deals from \$5-50 million nationwide.**

**If you are a lender, partner, owner or developer seeking to sell or recapitalize your position, call Dan Levitan, John Willingham or Jim Bernard at PNL:**

800-452-4850

[www.pnlfunding.com](http://www.pnlfunding.com)