

MARABELLA

Commercial Finance, Inc

(760) 479-0800—<http://www.marabellafinance.com>

Permanent Financing For Autozone, CSK, Advance Auto, Jack In The Box, 7-Eleven and Other Small NNN.



Current Estimated Rates Aug 12, 2008

Amortization	30 Years	20, 25 and 30 Years	20, 25 and 30 Years	20, 25 and 30 Years
Loan Term	3 Year (3 Years Interest Only Available)	5 Year (3 Years Interest Only Available)	7 Year (3 Years Interest Only Available)	10 Year
Fixed Rate	6.00% to 6.50%	6.20% to 6.75%	6.45% to 6.875.%	6.75% to 7.25%,
Max LTV	65%	65% to 75%, Depends Population of City	65% to 75%, Depends Population of City	60% to 75%, Depends Population of City
Min DCR	130%	125% to 130%	125% to 130%	125% to 130%
Prepayment Penalty	3%, 2%, 1%	3%, 3%, 2%, 2%, 1% or 3%, 3%, 2%, 2% - Depends Population of City.	3%, 3%, 2%, 2%, 2% Depends Population of City	Subject to Review of Transaction and Loan Structure.
Recourse	Subject to Review of Transaction.	Subject to Review of Transaction.	Subject to Review of Transaction.	Subject to Review of Transaction.

For additional information please contact:

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All rates and terms are subject to change without notice. This is not a commitment to lend and is for discussion purposes only. Marabella Commercial Finance is a Loan Brokerage so Loan Structures are all customized and terms will vary from above.