

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

Permanent Financing For Walgreens, CVS and Other Net Lease Properties



CVS/pharmacy



Current Estimated Rates March 7, 2010

Amortization	20/25/30 Years	20/25/30 Years	20/25/30 Years	20/25/30 Years
Loan Term	3 Year Fixed	5 Year Fixed	7 Year Fixed	10 Year Fixed.
Fixed Rate	5.00% to 6.75%	5.00% to 6.75%	5.00% to 6.75%	5.00% to 6.75%,
Max LTV	50% to 75%,	50% to 75%,	50% to 75%,	50% to 75%,
Min DCR	120% to 130%	120% to 130%	120% to 130%	120% to 130%
Prepayment Penalty	To Be Determined	To Be Determined	To Be Determined	To Be Determined
Estimated Application Deposit	To Be Determined	To Be Determined	To Be Determined	To Be Determined
Recourse	Subject to Review of Transaction.	Subject to Review of Transaction.	Subject to Review of Transaction.	Subject to Review of Transaction.



CTL HIGH LEVERAGE FINANCING 25/25, UP TO 100% FINANCING WITH MINIMUM 1.0 X DCR AT AN ESTIMATED RATE OF 6.75% TO 7.25% FOR CERTAIN INVESTMENT GRADE TENANTS. CALL FOR INQUIRIES.

For additional information please contact:

Christian S. Marabella

Phone (760) 479-0800

Cell (760) 803-6464

Fax (760) 479-0215

Email: nnn@marbellafinance.com

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.