



▶ CONSIDERING A WORKOUT LOAN .....1

▶ SHORT-TERM FINANCING STILL IN THE SPOTLIGHT .... 2

▶ Construction Funding Available ....3

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# PRIMEAU FUNDING

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

ADDRESSING THE FUNDING NEEDS OF INVESTORS, DEVELOPERS AND ENTREPRENEURS

## NEWS

### Considering a Workout Loan

**Primeau Funding will structure your workout loan with your lien-holder**

Primeau Funding can provide funding to property owners struggling to meet their obligations on commercial real estate loans. Falling property values, unaffordable mortgage payments, we can help structure your existing lien with your lien-holder to ensure the preservation of your asset. To obtain this goal we use a multidisciplinary approach which combines legal, financial, economic, banking and real estate expertise to create a workout strategy custom tailored to

your current situation. Our unique team approach of combining all of these skills sets us apart from our competition. Will work on your behalf to accomplish what law firms, CPAs and loan modification companies cannot, and offer you peace of mind.

In total, 106 loans with a total balance of \$815 million were liquidated in February according to a report from TreppWire on March 8<sup>th</sup>. The losses on those loans were approximately \$292 million, representing an average loss of 35.9%.



### Multi-Family (apartment complex) Foreclosure Rescue

Primeau Funding offers financing for those multi-family (apartment complex) owners in trouble. Are you behind in your payments, or in foreclosure with your current lien-holder, call Primeau Funding, as we can fund these quickly. Call for more details.



## Capital Available for Oil and Gas Projects

Capital Available for Oil and Gas Projects - We are pleased to announce the expansion of our energy funding activities. We will consider most all oil and gas projects, small or large, as long as they are solid projects. Please Email us your Executive Summary and Economic Run.

### Considering a Workout Loan (continued)

Our ability to successfully negotiate with the various players in a workout is hugely influenced by the quantity and quality of the information we have about the situation. Many times clients unknowingly withhold vital information thinking that information wasn't relevant. Everything counts, so let us know. In addition, time is of the essence, so getting all of the pertinent documentation between the various parties if vital to us during the beginning of the engagement.

### Short-Term Financing still in the Spotlight

Primeau Funding has a wide variety of loan programs, although due to the current market swing, short-term financing appears to be the way to go for most seeking monies for their projects. Individual's that could walk into a bank three years ago for the same project, now require short-term bridge financing.

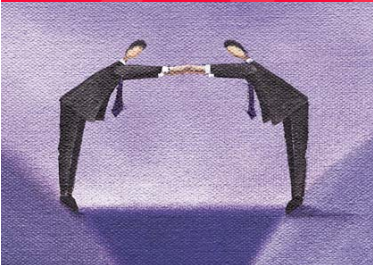
Primeau Funding will look at anything that makes sense, therefore if you have a project that you would like us to review, please feel free to give us a call or complete our Loan Profile & Personal Financial Statement, and send back with an Overview Summary.

### Construction Funding Available

Many funds within the private sector have stopped doing construction loans; however we still have construction money available to those that qualify, as everything is on a case-by-case. There are a couple of ways to structure a construction loan, therefore call us to discuss, or e-mail your summary for review.

When putting together your summary, be sure to include amount of cash injected into the project based on your loan-to-cost, also include time for stabilization, your net worth and liquidity, along with your experience. Providing this information will help us determine whether or not you will qualify for construction funding.

## SMARTER BORROWING:



### PRIMEAU FINANCES:

- Golf Courses
- Shopping Centers
- Self-Storage Units
- Apartment Buildings
- Construction
- Office Buildings
- Gas Stations
- Refinance
- Restaurants
- Funeral Homes
- Hotels/Motels
- Mobile Home Parks
- Retail Stores
- Car Washes
- Automotive Services
- Mixed-Use Buildings
- Marinas
- Auto Dealerships
- Retail
- Shopping Malls
- Raw Land
- Bed & Breakfast
- Assisted Living
- Condotels
- Parking Structures
- Condominiums
- Light Industrial & Warehouses
- Other Income Producing Properties



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