



MERCURY CAPITAL CORPORATION
At the Speed of Opportunity

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LEADING THE WAY IN FAST AND CREATIVE FINANCING SOLUTIONS

Mercury Capital is one of the nation's leading direct mortgage lending institutions, specializing in fast and creative solutions for immediate financing needs. Since 1989, we have provided bridge loans to hundreds of borrowers throughout the United States for commercial property types including:

<i>Multi-Family</i>	<i>Office</i>
<i>Industrial</i>	<i>Retail</i>
<i>Hotels</i>	<i>Mixed-use</i>
<i>Health care</i>	<i>Plus other income producing real estate types</i>

AT THE SPEED OF OPPORTUNITY

At Mercury Capital, our primary focus is to bring to the marketplace short-term financing for situations that need immediate funding. Typically, these scenarios are either problem solving or opportunity facilitating in nature. By bypassing all possible impediments, we are able to deliver a faster closing. Our reputation has been built on the ability to close difficult transactions in a fast and effective manner.

CREATING OPPORTUNITY IS OUR EXPERTISE

<i>Sale/Leaseback Scenarios</i>	<i>Unique Acquisition Situations</i>
<i>Real Estate Tax Lien Payoffs</i>	<i>Quick Closings to Secure Opportunities</i>
<i>Foreclosure Workouts</i>	<i>Borrower Distress</i>
<i>Bankruptcy Resolutions</i>	<i>Debt Consolidation</i>
<i>Partner & Lease Buyouts</i>	<i>IRS Liens</i>
<i>Mortgage Acquisitions</i>	<i>Vacant Building Financing</i>
<i>Gap/Bridge Financing</i>	<i>2nd Position/Mezzanine – Acquisition Financing</i>
<i>Rehab/Conversion Opportunities</i>	<i>Discounted Mortgage Buybacks</i>

RELATIONSHIPS ARE THE KEY TO OUR SUCCESS

At Mercury Capital, we strive to build long term relationships with outside mortgage brokers, mortgage bankers, attorneys, accountants, and other professionals seeking fast non-conforming financing for their clients. We trust that our firm's extensive background in real estate, in conjunction with our unique lending program, can provide value-added support to you, your associates' and your clients' financing efforts. For more information on how we can help you, visit our website at www.mercurycapital.com or call 212.661.8700.

LOAN GUIDELINES

PROPERTY TYPES:	<i>All income producing property types considered</i>
LENDING AREA:	<i>Continental United States</i>
LOAN SIZE:	<i>From \$1,000,000 to \$15,000,000</i>
LOAN TERM:	<i>1 to 3 years (longer terms considered on an exception basis)</i>
AMORTIZATION:	<i>Interest only</i>
INTEREST RATE:	<i>Starting at 10%</i>
LOAN LOAN-TO TO-VALUE:	<i>65% LTV (up to 80% LTV considered on an exception basis)</i>
DSCR:	<i>Not Applicable</i>
ORIGINATION FEE:	<i>Starting at two percent (2%) of the loan amount</i>
PREPAYMENT:	<i>No prepayment penalty, although typically a six month interest guarantee</i>
BORROWER:	<i>Single Purpose Entity Ownership Structure preferred</i>
RECOURSE:	<i>Typically, there will always be recourse</i>
COMMITMENT FEE:	<i>A Commitment Fee equal to 1% of the fully committed loan amount will be required by the Borrower at the time of commitment</i>
CLOSING:	<i>Typically within 14 business days</i>

SUBMISSION CHECKLIST

Mercury Capital will provide a preliminary review at no cost. For faster processing and an immediate response, we ask that you include all of the following items in your submission package. For certain transactions, additional information may be required. MCC Loan Summary Forms can be obtained on-line at www.mercurycap.com or call 212.661.8700.

LOAN SUMMARY:	<i>A Completed MCC Loan Summary Form</i>
CREDIT AUTHORIZATION:	<i>A credit authorization form must be completed for all Borrowers and Key Principals</i>
PROPERTY INFORMATION:	<i>(i) Last two years (plus year to date) property financial statements or tax returns*</i> <i>(ii) Detailed Rent Roll</i> <i>(iii) Copies of leases</i> <i>(iv) Color pictures of property</i>
THIRD PARTY REPORTS:	<i>Include copies of any existing appraisal, environmental engineering, title and survey reports as available</i>
CONTRACTS/AGREEMENTS:	<i>Include any purchase, sale or option contracts/agreements relative to loan as available</i>
PAYOFF LETTERS:	<i>Include all payoff letters stating mortgage balances owed and/or real estate tax bills sub substantiating back taxes owed</i>
BORROWER INFORMATION:	<i>(i) Personal Financial Statement for Borrower & Key Principals</i> <i>(ii) Past three years tax return</i> <i>(iii) Tax returns and financial statements for business entities which will act as Borrower (if applicable)</i> <i>(iv) Resume or personal history description for Borrower and Key Principals</i>

*For Hotel/Motel properties, last three years historic financials including actual occupancy and ADR. For Multi-Family, Mobile Home Parks and Self-Storage Properties include the actual occupancy (monthly) for the prior twelve months.

BORROWER APPLICATION & QUESTIONNAIRE

Borrower & Property Information

Name: _____

Home Address: _____

Home Phone: _____ Work Phone: _____

Loan Amount Requested: \$ _____ Loan to Value: _____%

Term Requested: _____

Name of Entity or Individual that Property Ownership is in (or will be in):

Property Address: _____

Year Built: _____ Total Square Footage: _____

Year Purchased: _____ Purchase Price: \$ _____

Appraised Value: \$ _____ Date of Appraisal: _____

Gross Income: \$ _____ Net Income: \$ _____

Real Estate Taxes: \$ _____ Current? ____ yes ____ no

If no, how much is owed? \$ _____

1st Mortgage Balance: \$ _____ Interest Rate: _____%

1st Mortgage: _____ Current? ____ yes ____ no

2nd Mortgage Balance: \$ _____ Interest Rate: _____%

2nd Mortgage: _____ Current? ____ yes ____ no

List all other liens and judgments on subject property and amounts owed:

1) \$ _____

2) \$ _____

3) \$ _____

List all other real estate owned by prospective borrower:

Property Value Amount of Equity

1) \$ _____

2) \$ _____

3) \$ _____

BROKER INFORMATION

Name: _____ Company: _____

Work Phone: _____ Fax Number: _____ Fee: _____%

To expedite the processing of your loan request, please provide all of the information listed on the preliminary submission checklist, if available, along with this completed application.