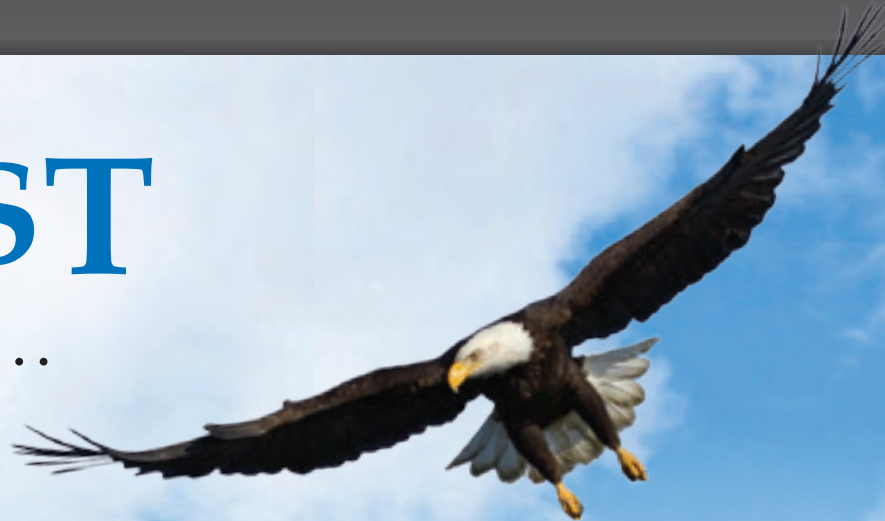


TALONVEST

closes another loan...



The William Warren Group wanted a high level perspective on the lending market and a firm to target the right capital options for their acquisitions...Talonvest delivered results.



\$36,000,000 LOAN

12 Property Portfolio
AZ, CA, CO, & TX

- Purchase financing funded with 2 types of lenders (Bank and CMBS)
- Bank committed to individual and separate fundings over 6 month period
- Low closing costs and flexible prepayment on some of the loans

"For years, Talonvest has impressed us with their ability to creatively structure our loans. On this acquisition, they identified the right lenders who provided the timing and flexibility necessary to meet the seller's needs."

Clark Porter, CFO
William Warren Group

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