

Commercial Capital, Ltd.
Nexus Financial Group, Inc.
Florida Real Estate & Commercial Loans, Inc.

Some Recent Closings...

These are just a sample of the loans Commercial Capital and our investors closed during 2009 & the first half of 2010. These loans have been chosen for their diversity and to show you a range of the projects that we could potentially fund for YOU or YOUR CLIENTS.

2nd Quarter 2010 closings....

Firehouse Subs Franchise – Loan Amount: \$ 270,000 – Location: Louisville, KY

Self- Directed IRA Financing – Loan Amount: \$118,000 – Location: Noblesville, IN

Firehouse Subs Franchise – Loan Amount: \$ 272,000 – Location: Missouri

Self- Directed IRA Financing – Loan Amount: \$ 172,122 – Location: Rehoboth Beach, DE

Multi-Family Purchase – Loan Amount: \$1,650,000 – Location: Washington State

Self-Storage Facility Purchase – Loan Amount: \$400,000 – Location: Georgetown, DE

Securities Financing – Loan Amount: \$3,000,000 – Sandwich, IL

Retail Cash-Out Refinance – Loan Amount: \$250,000 – Location: Hamden, CT

Office/Warehouse Refinance – Loan Amount: \$350,000 – Location: Davie, FL

Self- Directed IRA Financing – Loan Amount: \$ 1,284,572 – Location: Bonita Springs, FL

Office Business Acquisition – Loan Amount: \$1,780,000 – Location: Fort Wayne, IN

SBA Purchase – Loan Amount: \$1,193,000 – Location: Bonita Springs, FL

Multi-Family Refinance – Loan Amount: \$250,000 – Location: Crestwood, IL

Self- Directed IRA Financing – Loan Amount: \$104,757 – Location: Brookhaven, PA

(4) Burger King Franchises Purchases – Loan Amount: \$2,640,000 – Location: Louisville, KY

Office Purchase/Imprv/Working Capital – Loan Amount: \$874,000 – Location: Allentown, PA

Business Line of Credit – Loan Amount: \$750,000 – Location: Porterville, CA

Firehouse Subs Franchise – Loan Amount: \$ 290,000 – Location: Columbus, OH

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Other recent 2009 & 1st Qtr 2010 closings.....

Property / Loan Type	Loan Amount	Location
Multi-Tenant Retail Purchase	\$11,050,000	Washington, DC
Apartment Complex – Bridge	\$10,000,000	Queens, NY
Senior Housing – Bridge	\$7,100,000	Northridge, CA
Special Use Property Purchase	\$720,434	Big Bear Lake, CA
Manufacturing SBA 7A Purchase	\$618,000	Tampa, FL
Shopping Mall - Bridge	\$5,900,000	Philadelphia, PA
Apartment Portfolio Refinance	\$24,700,000	Chicago, IL
Warehouse Cash-Out Refinance	\$2,600,000	Cape Coral, FL
Office Refinance w/ Line of Credit	\$450,000	Chantilly, VA
Multifamily Cash-Out	\$810,000	Beverly, MA
Church Construction Loan	\$8,500,000	Katy, TX
Assisted Living – Bridge	\$3,000,000	San Leandro, CA
Office Building New Construction	\$325,000	Angola, IN
Retail Refinance	\$1,300,000	Pine, AZ
Medical Office Purchase	\$308,000	Hickory, NC
Mobile Home Community Acquisition	\$8,150,000	Miami, FL
Church Bond Financing	\$3,852,000	Weymouth, MA
Mixed Use Cash-Out Refinance	\$6,700,000	Bentonville, AR
Multi-Family Cash-Out Refinance	\$1,237,500	Dania Beach, FL
Church Construction/Perm Financing	\$4,300,000	Chandler, AZ
Office Purchase	\$1,575,000	New York, NY
Restaurant Cash-Out Refinance	\$780,000	Fort Myers, FL
Assisted Living Facility Cash-Out Refi	\$1,400,000	Los Banos, CA
Funeral Homes (3)	\$2,543,000	Michigan

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Hotel Refinance \$4,452,500 Orlando, FL

Funded a \$4,452,500 loan for the refinance of a 130-room hotel in Orlando, FL. The Borrower had a large payment that was ballooning shortly and our investor's ability to move quickly allowed him to close the loan and avoid paying a potential late fee.



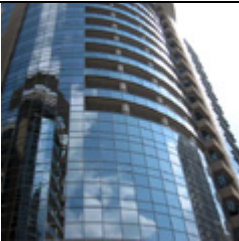
Multi-Family Refinance – Bridge Loan \$19,000,000 Miami, FL

Funded a \$19,000,000 loan secured by two apartment complexes consisting of 289 units in Miami, FL. Expedited approval process allowed the Borrower to refinance his property and complete much needed maintenance projects. A conventional loan would have been a lengthy process and delayed the property improvements



Malls (2) Refinance and Acquisition \$18,750,000 Dallas, TX

Funded an \$18,750,000 loan which allowed our Borrower to refinance existing debt on two malls totaling in excess of 1.6 million square feet and to buy out a small equity interest that was not owned by the Borrower.



Mixed-use Refinance \$10,000,000 Orlando, FL

\$10,000,000 for refinancing one of largest mixed-use developments in Central Florida in Orlando, FL.



Medical Office Building Acquisition \$3,000,000 Naples, FL

This Medical Office Building in Naples, FL was funded at 74% LTV