
The FINANCING LEADER in MULTIFAMILY HOUSING

Centerline Capital Group is one of the nation's most experienced providers of real estate finance and asset management services for multifamily housing. Centerline offers both debt financing and equity investment products to meet customer needs across the United States.

Today we have **\$9.3 billion of investor equity under management in more than 116 public and private real estate investment funds**. In addition, we manage **\$11.4 billion of loans** in our mortgage servicing portfolio on behalf of the Federal National Mortgage Association (Fannie Mae), the Federal Home Loan Mortgage Corporation (Freddie Mac), the Government National Mortgage Association (Ginnie Mae), and the Federal Housing Administration (FHA).

STRONG, ENDURING RELATIONSHIPS

Centerline links capital investors with capital users in multifamily housing. As the industry leader, we enjoy established relationships with a broad array of government-sponsored entities (GSEs), institutional investors, property owners and developers.

Centerline is a recognized leader in the multifamily sector with a solid track record since our founding in 1972. Slowed temporarily by the disruptions of worldwide credit markets, Centerline has emerged in a stronger position. After restructuring in March 2010, we are moving forward with a stable balance sheet and again seek new opportunities for growth. Centerline Capital Group is a subsidiary of Centerline Holding Company (OTC: CLNH), and a strategic partner of Island Capital and C-III.

POWERFUL FINANCIAL SOLUTIONS

Centerline meets customer financing needs through four primary businesses:

- **Mortgage Banking**

We provide mortgage financing for conventional multifamily properties across the United States. Centerline originates loans for multifamily properties, manufactured housing and student housing, as well as bridge loans for multifamily properties that meet GSE criteria. We also have the capability to provide small loans, and non-agency financing executions on multifamily assets.

Centerline is one of a select few Fannie Mae DUS lenders, Freddie Mac seller-servicer and FHA-approved mortgage providers. In addition, we are a reliable source for other forms of alternative capital, including bridge lending. We work closely with direct borrowers and select correspondents, including middle market property owners and regional privately-owned firms.

- **Affordable Housing Equity**

Centerline invests capital raised from institutional investors as equity in affordable housing tax credit developments. We structure, market and manage new tax credit funds, originate affordable housing equity investments nationwide, and offer disposition and refinancing services to maximize asset value.

Centerline raises equity capital from a range of banks, insurance companies and corporate investors. We invest this capital in properties developed by national and local real estate developers.

- **Affordable Housing Debt**

Centerline offers a broad range of financing options and deal structuring expertise to developers, owners, and managers of affordable housing communities. Centerline uses its Fannie Mae DUS license, Freddie Mac relationship, FHA MAP designation along with other strategic partnerships to provide alternatives for all forms of affordable housing debt needs including: tax-exempt bonds, taxable financings, forward commitments, moderate and substantial rehabilitation, bridge loans, and preservation transactions. Our clients range from the country's largest institutions to locally-based non-profit entities.

- **Asset Management**

Centerline monitors and manages a growing portfolio of multifamily real estate assets comprising 147,000 units. We manage properties for our investors' proprietary and multi-investor funds, as well as Centerline's own portfolio. Our primary goal is to avoid, mitigate and manage risk for the assets we oversee while maximizing returns to our investors. We work closely with our developer partners, property management firms and other service providers ensuring we meet our goals.

CENTERLINE FACTS AT A GLANCE

- Ten offices: New York, Chicago, Atlanta, Birmingham, Boston, Dallas, Seattle, Washington DC, and Irvine and San Rafael, CA
- 244 professionals
- Operate in 47 states
- Since inception, raised \$10 billion of investor equity and launched 136 funds
- 117 institutional investors
- Today, manage \$9.3 billion of investor equity with 116 funds
- A portfolio of 1,200 assets, and 147,000 apartment units
- A leading sponsor of LIHTC funds
- \$11.4 billion mortgage servicing portfolio
- Financed 175,000 affordable housing units
- An affordable debt group with \$3.1 billion portfolio

2011 HIGHLIGHTS (through 1/24/12)

- Closed \$18.8 million proprietary tax credit equity fund
- Closed \$119.25 million multi-investor tax credit equity fund
- Closed a \$328 million Freddie Mac CME financing transaction
- Invested more than \$78 million in new properties for public and private investors
- Recruited an experienced Affordable Housing Debt and FHA origination team covering the entire U.S.
- Opened Alternative Capital Solutions area of the company to source multifamily capital outside the agencies and FHA in order to provide more financing choices to our clients
- Increased the small loan team to originate loans of \$5.5 million or less
- Enhanced Centerline's technology platform for greater efficiency and to reduce cycle time
- Opened new offices: Atlanta, Boston, and Birmingham
- Added 33 people this year

CONTACT CENTERLINE

For more information on how Centerline can meet your multifamily housing needs, contact:

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