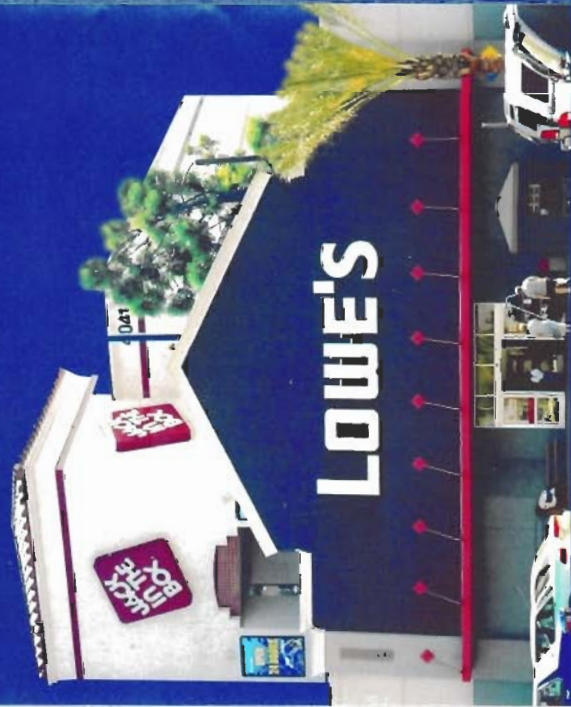


Tired of Getting No Response When Calling Direct Lenders or Loan Brokers?

- We respect and appreciate our agent / buyer contacts.
- Customization of Loan Terms To Meet Each Individual Borrower's Needs.
- Experienced and Specialized in arranging financing for Net Lease Properties and Large Anchored Centers Exclusively.
- Permanent Loan / Construction Loan / Land Loan / Equity.
- Quick and Efficient Processing.
- Constant Communication with our direct lenders yielding our clients the lowest rate and most favorable terms in the financial market place.
- Website, 24/7 Permanent Loan Market Information at <http://www.marabellafinance.com>.
- Fully Amortized and Hang Out Loans Available.
- Aggressive / Fast Pre-Quotes.
- Trusting Dependable Service.



MARABELLA
Commercial Finance, Inc

Marabella Commercial Finance

- Highly Celebrated by the Net Lease and Retail Anchored Real Estate Community 1970's to 2006

Marabella Commercial Finance is a boutique Mortgage Brokerage that focuses exclusively on arranging financing for Net Lease Properties and Large Retail Anchored Centers. Christian S. Marabella the founder and President of Marabella Commercial Finance has been featured in National Real Estate Investor Magazine, Shopping Center World Magazine, The Deal Makers Magazine and Southern California Real Estate Magazine.

Mr. Marabella has written several articles on the subject of permanent financing for Net Lease Properties and the condition of the Net Lease and Retail Real Estate financial markets. Mr. Marabella has moderated several panels pertaining to the Capital Markets and how they relate to Net Lease Properties and Large Retail Anchored Centers. Most recently Mr. Marabella was the Moderator of the Real Share Net Lease Convention which took place at the Los Angeles Omni Hotel in November 2004. The Association of Corporate Real Estate Executives Inland Empire most recently featured Mr. Marabella as a guest speaker in which he discussed financing for the Inland Empire's retail and property markets with other Corporate Real Estate Executives. Mr. Marabella was also most recently featured and interviewed on the Financial Radio Station AM 1000 KCEO in which he discussed Marabella Commercial Finance and the Net Lease Market.

Mr. Marabella is also a member of the Mortgage Bankers Association and is involved in various committees with the MBA such as International Lending.

Credit Tenants Marabella Commercial is targeting at this time include; Walgreens, CVS, Rite Aid, Eckerd, Kohls, Lowes, Wal-Mart, Jack In The Box, 7-Eleven, Autozone, Chuck E Cheese, Fedex/Kinko, Kindercare Learning Centers, Family Dollar, Dollar General, CSK Automotive (Kragen, Checker, Schucks), Office Depot, Miami's Cafe, Hollywood Video, Blockbuster Video and Large Anchored Retail Centers with multiple credit tenants.

Through our network of Insurance Companies, Wall Street Conduits, and National and International Banks Marabella Commercial Finance is able to arrange financing for any type of Net Lease Retail, Restaurant, and Large Retail Anchored Center. We are constantly in touch with our lenders and strive to create the best possible relations with our lender network to yield our clients the lowest rate, best terms, and smoothest loan execution in the financial market place.

The following is a list of Net Lease and Large Retail Anchored Centers that Marabella Commercial Finance has Arranged Financing

Property Type	Total Loan Amount
Outlet Center	\$5,000,000
Walgreens	\$25,000,000
CVS	\$9,000,000
CSK Automotive	\$12,000,000
7-Eleven	\$6,000,000
Hollywood Video	\$1,300,000
Blockbuster Video	\$1,300,000
Autozone	\$2,500,000
Jack In The Box	\$16,000,000
IHOP	\$2,000,000
Club One Health Club	\$1,850,000
Mimi's Café	\$1,000,000
Payless Shoes	\$1,500,000
Discount Tires	\$1,260,000
Unocal (Tosco) Gas Station	\$400,000
Safeway Stores	\$100,000,000
Dillon Stores	\$16,800,000
Capwell's	\$6,700,000
Neiman Marcus	\$10,500,000
Fisher Foods	\$1,300,000
Kindercare Preschool	\$4,000,000
Family Dollar	\$500,000
Chuck E Cheese	\$1,000,000



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Visit our web site to view
the following information:

- Current estimated rates various
net leased tenants.
- Current list of transactions
completed.
- Recent Letters of reference.
- Excellent links page with
useful information.



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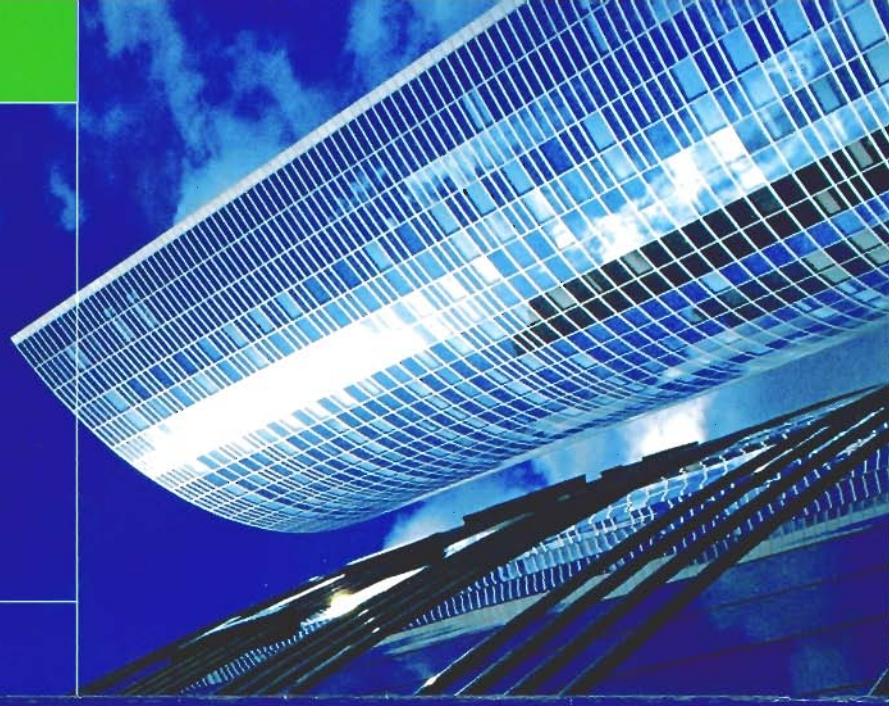
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**We Specialize in Arranging
Financing for Net Leased
Properties and
Large Anchored Retail Centers
Exclusively**

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