

What? Use your best customer's promise to pay as loan collateral?

Are you CEO or President of a company with a unique growth opportunity?

We provide term debt for businesses that have corporate IOUs for future irrevocable payment from their investment-grade customers.

Most of our clients' M&A or project financing transactions require \$10 million to \$250 million.

Because we take no equity in a project, you retain full voting rights and all upside profits.

AMORTIZED OR BULLET PAYMENTS

We offer 3- to 20-year, fixed rate, amortized loans for up to 100% of projects that have 'Take or Pay' contracts with Investment Grade sponsors. It's really one-stop shopping for term debt, and we cooperate with banks to get revolving credit lines.

Will most of your profits come in the 3rd year? or 5th year? Will cash flow be minimal in the interim? We can structure a 3-5 year single payment 'zero coupon bond' style loan with *no* interim payments. You pay us out of the profits.

COMPARE US TO CONVENTIONAL FUNDING

We can arrange up to 3-year payment skips so you can conserve cash for new construction, marketing or ramp-ups.

What better way to build customer loyalty than to postpone payment until a year after a project is completed? You get your cash from us up front or from the 'Use of Funds' schedule you designed. Our repayment flexibility -- compared to conventional financing -- is a critical marketing advantage.

We can finance pursuit costs, good faith deposits, permit fee expenses and all closing costs. We rarely take anyone's house or personal guarantees. We focus on the client's promise to pay. Everything is detailed in a written Commitment Letter. There are *no* 'surprise' charges at our closings.

Remember, banks don't finance entire projects, only 40% to 70%. A mezzanine lender will fund 20% to 50%. Venture capitalists will give you 10% and take 70% of your company. Also, most 'mezzanine lenders' want out in three years or less. This strains projects with 18-to 24-month construction schedules. Our payments are fixed and we're long-term lenders.

FUNDING IN 60 DAYS OR LESS

If you're honest about financing costs, quarterly and annual fees, appraisals, float losses and legal and consulting expenses, our fixed rate programs are often *half* the real cost of traditional financing on projects amortized five years or more. We are

dramatically less complicated than conventional lenders and we can fund in 60 days or less.

SERIOUS BORROWERS ONLY

We work exclusively with serious borrowers who balance the benefits we generate with our common sense requirements. A key condition is that the project must have *investment grade irrevocable guarantors* willing to pay at least 15% of gross sales, Take or Pay. Our funding sources demand this.

We accept very irregular cash flows and subordinate most collateral to conventional lenders for lines of credit. We're flexible as to *how* loan payments are scheduled, but inflexible in that payments must be made as scheduled.

60-DAY EXCLUSIVE

We require a 60-day exclusive. Affiliated Financing does not participate in 'dutch auctions' or allow our term sheets to be shopped to other lenders as rate or term comparison tools. Our paperwork is complete and definitive. Our terms are so clear we believe anyone who can't accept our term sheet in five days is not serious enough for us to consider.

TEN CRITICAL QUESTIONS

We want to know who we're lending to. Our investors understandably demand such basic data as the complete cost of the project, project summary, identifying principals and contact information for all principals and professionals.

The '10 Question' form in our web site is simple and reasonable and it must be answered completely before we even consider a loan request.

CALL ME DIRECTLY

Please fill out and e-mail our 10-Question form. Then call me for an exploratory, no-obligation review to decide if our approach fits your needs.



James P. Forrest
Managing Principal
AFFILIATED FINANCING, LLC
Lender Representation

Phone: 847.884.8686

e-mail: jim@affiliatedfinancing.com
web site: www.affiliatedfinancing.com

"We structure and finance challenging opportunities for projects with committed customers"