



COMMERCIAL DEFEASANCE
DEFEASE WITH EASE®

FOR IMMEDIATE RELEASE

Commercial Defeasance Facilitates \$63 Million Multi-Property Defeasance for ScanlanKemperBard Companies

Portland, OR. – September 17, 2008 – Commercial Defeasance, LLC recently facilitated a \$63,100,000 defeasance transaction for ScanlanKemperBard Companies, a private equity firm, based in Portland, OR. The defeasance enabled ScanlanKemperBard to sell three of their Portland properties; The Mohawk Building, Jackson Tower and American Bank Building. LaeRoc Partners, Inc. was the buyer.

Michele Frank, Executive Vice President of ScanlanKemperBard Companies, said ‘We’ve used Commercial Defeasance in the past, and as always, the defeasance was the easiest part of the closing.’”

Adam Coleman, Deal Manager at Commercial Defeasance, stated, “Having worked with ScanlanKemperBard in the past, this was the first time we coordinated a defeasance of three loans to close simultaneously for them. It was complicated due to the combined collateral structure and the required rating agency approval. The unique portfolio structure allowed us to consolidate the third-party fees providing cost savings to ScanlanKemperBard.”

What is Defeasance?

Defeasance is a substitution of collateral in which a portfolio of government securities replaces the real estate as the collateral for a commercial loan. Redemption of principal and interest from the securities pays all remaining debt service, so the promissory note technically remains in place but is repaid from the proceeds of the securities purchased. The securities are typically purchased with a portion of the proceeds of a sale or refinance, so the defeasance transaction is usually coordinated with a related real estate transaction. Most fixed-rate conduit/CMBS loans originated since 1998 have defeasance provisions written in to the loan documents.

About Commercial Defeasance, LLC

Commercial Defeasance, LLC is the market leader in commercial real estate loan defeasance. The company actively manages all aspects of the 30 day defeasance process, so the borrower and the borrower’s attorney and broker can focus on the related real estate transaction with confidence that the defeasance will close on time. Commercial Defeasance has continuously led the defeasance market since pioneering the CMBS defeasance business in 2000. The company has facilitated thousands of defeasance transactions in the United States and Canada for all property types. Custom Hedging Solutions, LLC, an affiliate, also facilitates hedging transactions to mitigate interest rate exposure and lock-in the cost of the defeasance portfolio. For more information or a free defeasance cost estimate, please visit www.defeasewithease.com or call 1-800-624-4779.

###

Media Contact: Janell Otis, VP of Marketing, Commercial Defeasance, 704-248-2609, jotis@cdfllc.com