



COMMERCIAL DEFEASANCE
DEFEASE WITH EASE®

FOR IMMEDIATE RELEASE

Commercial Defeasance Facilitates \$13 Million Multi-Property Defeasance for 100 Market Street, LLC in Six Days.

Portsmouth, NH. – October 2, 2008 – Commercial Defeasance, LLC recently facilitated a \$13.5 million defeasance transaction on four properties in six days. A defeasance usually takes 30 to 45 days to complete. The transaction was completed for 100 Market Street, LLC, a limited liability company focused on class A real estate development in Portsmouth, NH. The defeasance enabled 100 Market Street, LLC to refinance three New Hampshire properties: 135 Daniel Webster Highway in Manchester, 1255 South Willow Street in Manchester, and 100 Market Street in Portsmouth. Enterprise Bank was the new lender for the office and retail properties ranging from 7,431 sq. feet to 50,674 sq. feet.

Michael Simchik, Principal of 100 Market Street, LLC, said “I had been told that, typically, the defeasance process takes 30-45 days. Once Adam Coleman was informed that this deal had to move from start to finish in six days, I was amazed; there was no resistance to such a time crunch, just a ‘can-do’ attitude.”

Adam Coleman, Deal Manager at Commercial Defeasance, stated, “In this market, borrowers don’t often have the luxury of extending a loan commitment. They’ve got to move quickly to closing while financing is available, so we’re prepared to actively manage the defeasance to close on the customers schedule no matter how tight that schedule is.”

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.

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