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White Paper – Background, Benefits, and Platform

Atlas Commercial Capital is a Licensed Real Estate Brokerage Company headquartered in New York City with regional offices in San Diego, California and Raleigh, North Carolina. Atlas' roots go back to 1995 and was co-founded by **Kevin Meehan, Sr.**, who has a background as a commercial broker, institutional bank lender, and asset manager. The company specializes in the financing and sales of investment properties nationwide.

What makes Atlas different and stand out is simple. Since its inception, Atlas has focused on relationships rather than volume. This starts with listening to our clients' objectives and understanding all the details. Rather than just gathering data, Atlas digs deep and performs a complete underwriting analysis which can ascertain a property's value, loan outcome, and future potential. We then use our data points to provide a quick yes or let our clients know what modifications could achieve their desired results. While keeping all pertinent data confidential, Atlas first prescreens our lenders and investors to ensure a proper fit. Atlas also collaborates with our client's title, legal, and other participants to ensure closings go smoothly. Our efforts go beyond anyone else. **We take our relationships seriously, which results in a 99% success rate and a high repeat business ratio.**

Atlas also has strong partner-style relations with hundreds of our nation's most reliable lenders. These associations help our clients achieve better terms and expedited closings. Our associations include Banks, Insurance Companies, Pension Funds, Credit Unions, Mortgage REITs, CMBS, Fannie, Freddie, HUD, SBA, and Private Balance Sheet Lenders. **Atlas built one of the largest financing networks to fund investors' properties quickly and competitively.** On the sale side, Atlas maintains a buyer database with over a thousand investors seeking all asset types and sizes. These investors consist of institutional, corporate, public, and private investors.

The following summarizes our abilities, and yes, we have closed on all the property types and financing structures.

Property Types:

- A) Apartments** - Including market rate, subsidized, workforce, luxury, senior (age restricted 55+, 62+, and healthcare related), build-to-rent, and apartments with commercial mixed-use components, and non-owner occupied 1-4 family and SFR portfolios (including condominiums, cooperatives, and townhouses)
- B) Retail** - Food and Drug Anchored tenants are currently highly desired
- C) Office** - Medical Related Tenancy is a big plus
- D) Warehouse** - Self Storage - Light Industrial
- E) Hotels** - Franchised and Boutique
- F) Owner-occupied** business properties, including office, retail, warehouse, etc.
- G) Entitled Land** ready for development
- H) Mobile/Manufactured Home** developments with public water

Locations Served:

Financing - Nationwide in metropolitan areas
Asset Sales - Representation in California, New York, and North Carolina

Loan Structures:

- 1) First Mortgages for both Acquisition and Refinancing (cash out too)
- 2) Construction Loans with and without take-outs
- 3) Bridge, Mezzanine, and Preferred Institutional Equity Structures

Transaction Sizes:

Financings – Closings have ranged from \$1 Million to over \$50 Million per asset
Sales – As an Owner Exclusive Agency we have closed deals from \$2 M to \$70 M

You will achieve better results with Atlas than going direct or with anyone else. Contact us today!

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