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White Paper – Atlas Background, Benefits, and Platform

Atlas Commercial Capital is a Licensed Real Estate Brokerage and Capital Markets Resource headquartered in New York City with regional offices in San Diego, California, and Charlotte, North Carolina. Atlas's roots go back to 1995, and today the company specializes in the financing and sales of investment properties nationwide.

What makes Atlas different and stand out is simple. Since its inception, the Atlas team has focused on building lasting relationships rather than volume. This starts with listening, learning about our client's objectives, and understanding all the details. Atlas then performs a complete underwriting analysis and utilizes our proprietary data points, which can ascertain a property's value, loan outcome, and future potential.

While keeping all pertinent data confidential, Atlas 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 business seriously, which results in a 99% success rate and a high repeat business ratio.***

The following summarizes Atlas Commercial Capital's closing capabilities by property type:

- A. Apartments including market rate, subsidized, luxury, senior (55+, 62+, and healthcare-related), build-to-rent, condominiums, 1-4 family, townhomes, SFR portfolios, mobile/manufactured home developments, and mixed-use properties.
- B. Retail, including single tenant, food/drug anchored, and neighborhood shopping centers
- C. Commercial, including office, warehouse, hotels, owner-occupied assets, and self-storage

The following summarizes Atlas Commercial Capital's closings by transaction type:

1. Acquisition and Refinance Loans, including Fixed Rate, Floating Rate, short-term, long-term, and cash-out
2. Construction loans with and without takeout
3. Other: Bridge Loans, Mezzanine, and Preferred Equity Participating Debt
4. Property Sales in NY, CA, and NC

Transactions have been completed in over twenty-five states, ranging from under \$1 million to over \$70 million. For more information and to see a partial list of closed transactions, visit AtlasCommercialCapital.com.

As a Capital Markets Resource, Atlas brings our clients partner-style solid relationships with over seven hundred of our nation's most reliable lenders. They include Banks, Insurance Companies, Pension Funds, Credit Unions, Mortgage REITs, CMBS, Fannie, Freddie, HUD, SBA, and non-institutional balance-sheet lenders and investors. 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 individual investors.

Atlas started building this extensive network over twenty-five years ago to facilitate closing our clients' transactions quickly and competitively.

In conclusion, the Atlas Team is experienced, professional, trusted, educated, knowledgeable, and well-positioned to handle every real estate property type, situation, and size. Our clients consistently achieve better results than going direct or with anyone else. Contact us today!

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