



VIKING PARTNERS

VIKING is pursuing the acquisition of performing and non-performing whole loans as well as REO Commercial assets. Viking is focused on pursuing debt opportunities secured by assets and REO in the Midwest and Southeast that meet the following criteria:

Loan Types: **Performing Loans** – Loans must have a short term maturity (<5 years) and be secured by performing properties that are purchased at a discount to the face amount.

Non-Performing Loans – Loans must have significant cash flow and be secured by an underlying property with strong fundamentals.

Viking will not pursue any commercial mortgage backed securities.

Transaction Size: Preferred total transaction size (including equity and debt capitalization) would range from \$1 million to \$25 million. In certain cases, smaller transactions with high total returns will be considered.

REO Asset Class Or Underlying Loan Collateral: Viking will contemplate almost any type of real estate loan or REO

Viking's preference would be:

- Fully constructed commercial real estate assets (e.g. office buildings, retail strip centers, hotels.)
- Fully constructed multifamily for rent (e.g. apartments)

Geography: Loan and REO acquisition opportunities must be located within the Midwest and Southeast. No other geographic markets will be considered unless there is strong demographic or economic data to support investment in that region.

Other Terms:

- Single loans or portfolios
- Ability to overcome complex issues (environmental conditions, high vacancy, redevelopment challenges, tenant lease problems, deferred maintenance.)
- Flexibility to meet seller's needs
- All offerings will be responded to in a timely and confidential basis.

Please submit potential opportunities to Ben Hall: bhall@vikingprt.com.



840 East High Street
Lexington, KY 40502
Office: **(859) 266-1414**
Fax: (859) 266-6612

www.vikingpartnersllc.com