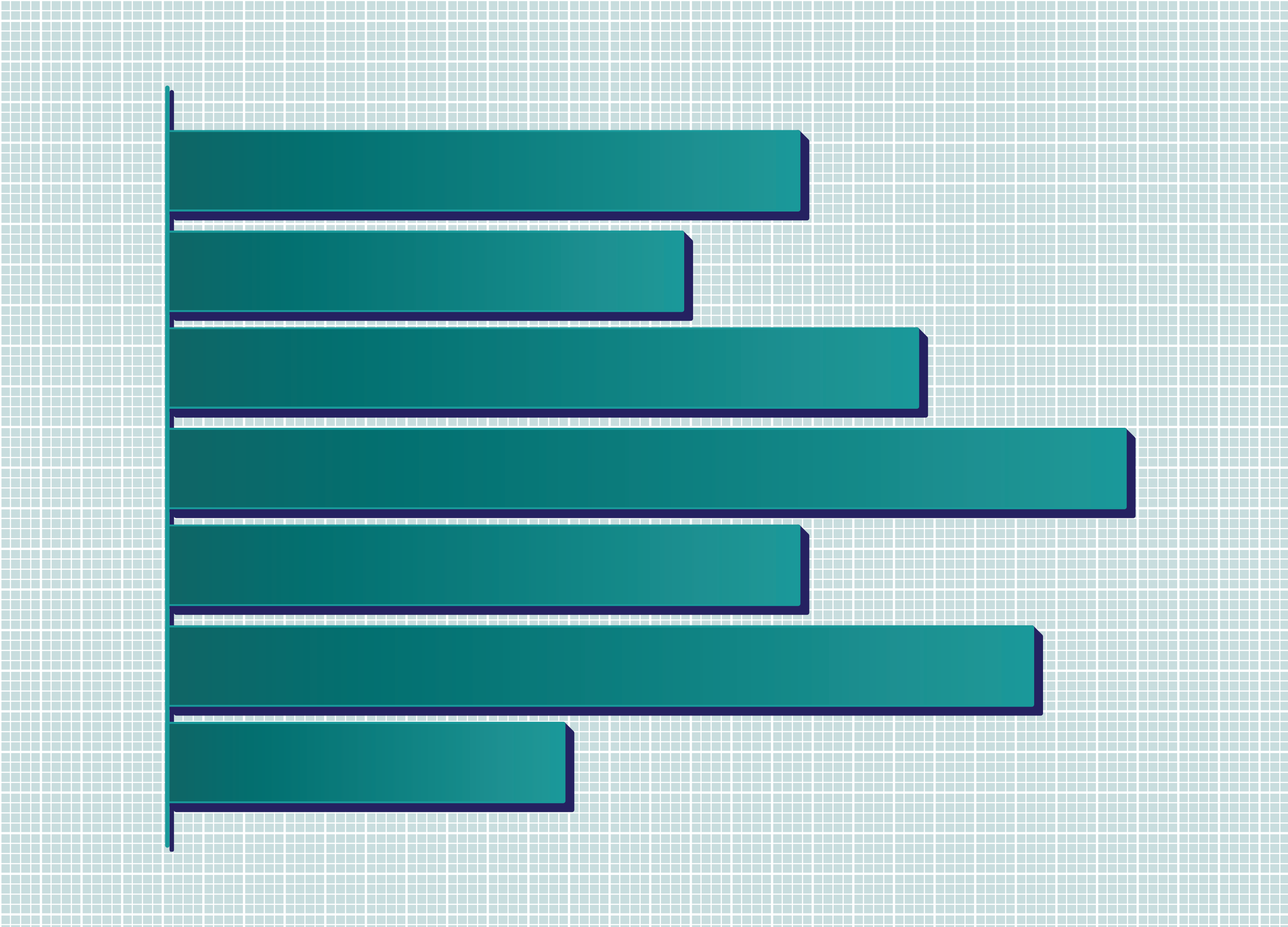

MBA COMMERCIAL REAL ESTATE / MULTIFAMILY FINANCE

QUARTERLY DATABOOK

Q4 2010

MORTGAGE BANKERS ASSOCIATION®
Investing in communities

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MBA COMMERCIAL REAL ESTATE / MULTIFAMILY FINANCE

QUARTERLY DATABOOK

Q4 2010

MORTGAGE BANKERS ASSOCIATION®
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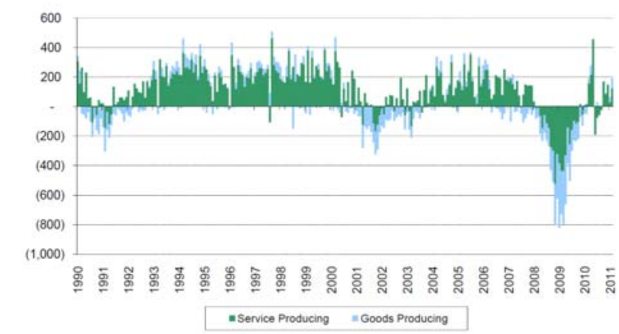
MBA Commercial Real Estate/ Multifamily Finance

Quarterly Data Book

Fourth Quarter 2010

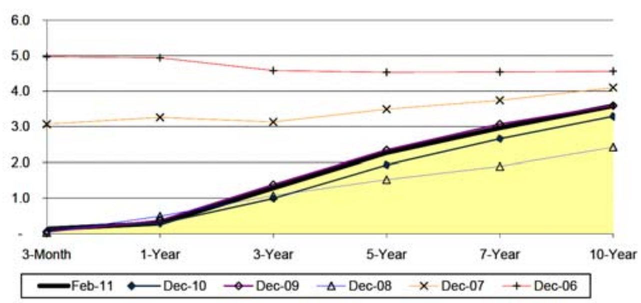
Selected Charts

Month-over-month Change in At-Place Employment *Thousands of jobs*



Source: Bureau of Labor Statistics

Treasury Yield Curve *Percent*

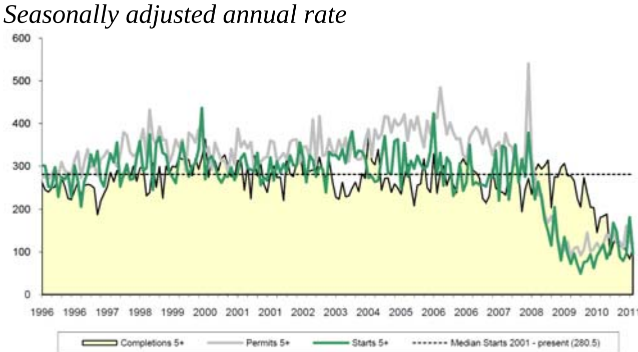


Source: Federal Reserve Board

Ten-year Treasury and 10-year Swaps *Percent*

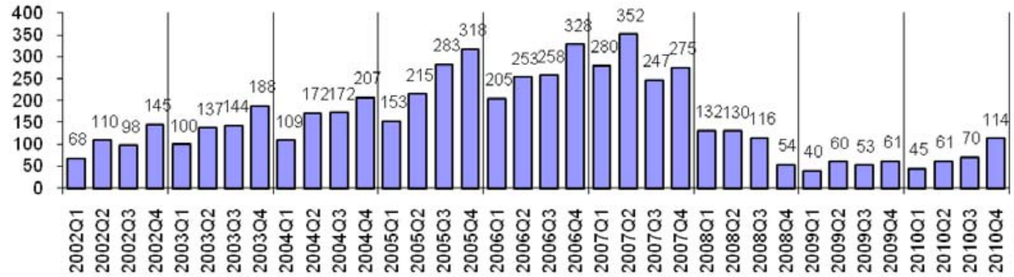
Source: Federal Reserve Board

Multifamily Permits, Starts and Completions *Thousands, Seasonally adjusted annual rate*



Source: Census Bureau

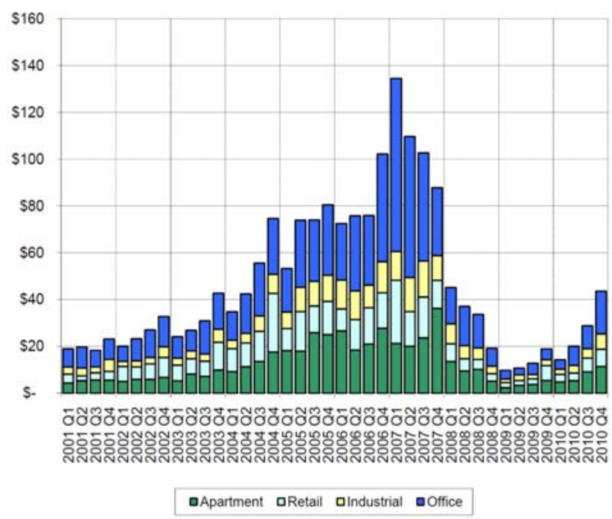
Commercial/Multifamily Mortgage Bankers Originations Index
2001 quarterly average = 100



Source: MBA

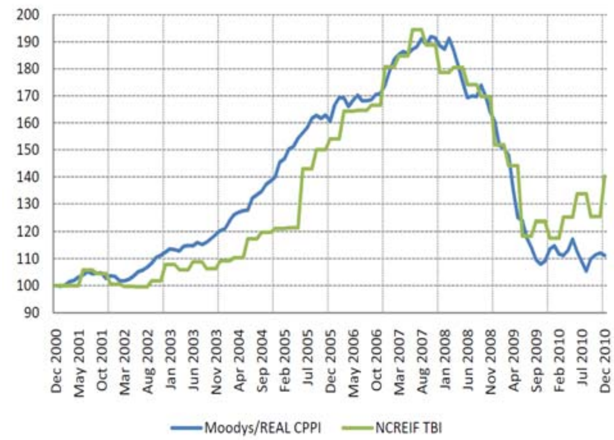
The Commercial Real Estate/ Multifamily Finance Quarterly Data Book is a quarterly compendium of the latest MBA research on the commercial/multifamily finance markets. The latest version of the Data Book can be downloaded from the MBA website at: http://www.mortgagebankers.org/ResearchandForecasts/

Commercial/Multifamily Property Sales *$Billions*



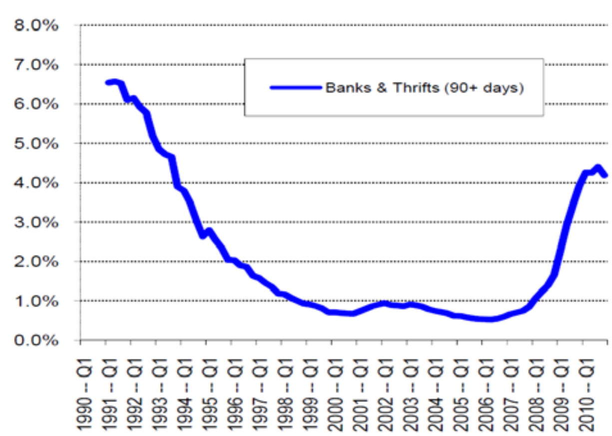
Source: Real Capital Analytics

Price Indices
December 2000 = 100



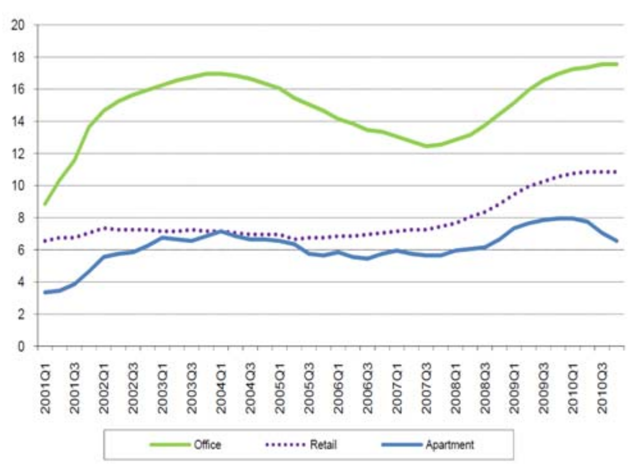
Source: MBA, Moody's Investors Services and MIT

Commercial/Multifamily Delinquency Rates



Source: Federal Deposit Insurance Corporation

Average Vacancy Rates *By Property Type*



Source: REIS

MBA Commercial Real Estate / Multifamily Finance Quarterly Data Book

Fourth Quarter 2010

March 31, 2011

1. Outlook

Commercial/Multifamily Real Estate Markets On The Mend

Commercial and multifamily real estate markets continued to mend in the fourth quarter. Continued stabilization of, and modest improvement in, the US economy continues to filter through to demand for commercial space. The improved property fundamentals are helping buoy sentiment in the market – meaning more sales transactions and improved property pricing. Mortgage originations have increased with the transactions, and the amount of mortgage debt outstanding fell by the smallest amount in a year. The effect of improving property fundamentals and pricing can be seen in mortgage performance, which – for most investor groups – ended the quarter on far more stable footing.

THE ECONOMY

The fourth quarter of 2010 marked the sixth straight quarter of positive economic growth for the US economy and saw economic output (2005 chained GDP) exceed its pre-recession high for the first time. The pace of growth is still moderate (an annualized rate of real growth of 3.1 percent), but both the absolute numbers and the trend are firmly positive.

Job growth has also become markedly more firm. September 2010 marked the last month during which the number of nonfarm jobs declined, and during each of two recent months – December 2010 and February 2011 – employers added more than 150,000 jobs. Job growth has remained spotty, by industry, location and timing, but once again the trend appears positive.

Household growth has also returned. During 2010, more than one million new households were established, following growth of 630,000 households in 2009 and the loss of 26,000 households in 2008. As a result of continued declines in the homeownership rate, 2010 saw an increase in renter households of 1.1 million and a decline in owner households of 61,000.

Economic uncertainty in a variety of flavors has kept interest rates low and relatively volatile. The ten-year Treasury ranged from 2.42 percent to 3.53 percent during the fourth quarter, rose to 3.75 in early February and then sank back to the 3.20s as concerns about the Middle East and Japan (at least temporarily) overwhelmed deficit and inflation concerns.

PROPERTY FUNDAMENTALS, TRANSACTIONS AND PRICES

Commercial real estate fundamentals followed the economy's lead.

The volume of commercial and multifamily property sales picked up throughout 2010, with sales of apartments, industrial, office and retail properties hitting $106 billion for the year. Compared to 2009, sales of apartment buildings were up 107 percent, of industrial properties up 95 percent, of office buildings up 152 percent, and of retail properties sup 52 percent.

The increased activity buoyed prices and put downward pressure on cap rates.

Different indices of commercial property prices are showing slightly different trends – matching some differences in what and how they measure. The Moody's/CPPI index, which tracks a broad gauge of properties, ended the fourth quarter up one percent from the end of the third quarter and close to what appears to be its trough. The NCRIEF TBI, on the other hand, which tracks primarily higher quality properties in more primary markets, recorded a 12 percent increase over the fourth quarter and now sits well above its post-recession low. (A third index produced by Green Street Advisors tracks the values of REIT-owned properties and focuses on how investors would value a property today, as opposed to the value of deals closed today that might reflect investor sentiment three or more months ago. That index shows a far higher bounce-back of property values, likely reflecting both the timing of the measurement and the cohort of properties being valued.)

Cap rates fell over the course of 2010 for every major property type. Relative to still low Treasury rates, cap rates remain relatively high, but on an absolute level – and averaging 8.2 for industrial, 7.6 percent for retail, 6.9 percent for office and 6.6 percent for multifamily – cap rates continued to trend lower.

With vacancy rates still high and values still stabilizing, construction of new space remains muted. Building permits and starts for multifamily properties both increased in 2010, for the first time in five years, but the level of increase shows continued caution and care in committing to new projects.

FINANCE MARKETS

Commercial and multifamily mortgage originations grew in concert with property sales transactions. Fourth quarter 2010 originations were 88 percent higher than during the fourth quarter of 2009, driven by increases among life insurance companies. While not large on a dollar basis, perhaps the most symbolic change was a 6000 percent increase in originations for CMBS. After being nearly dormant for the previous two-and-a-half years, more than $6 billion of CMBS was issued in the fourth quarter. The first quarter of 2011 will exceed that volume.

Despite the pick-up in originations, the balance of mortgage debt outstanding declined over the course of the year. The $67 billion, or 2.7 percent, decline was driven by a $50 billion drop in the balance of loans held in CMBS issues, as these loans paid down, paid off, were sold and/or otherwise resolved or retired. The balance of commercial and multifamily mortgages held by banks and thrifts dropped by 1.4 percent over the course of the year and the balance held or insured by Fannie Mae, Freddie Mac and FHA grew by 4.8 percent – driven primarily by growth in the FHA-insured portfolio.

LOAN PERFORMANCE

Economic stability has flowed through to commercial and multifamily mortgage performance. Throughout the recession, delinquency rates on loans held by life insurance companies, Fannie Mae and Freddie Mac have held up well, and far better than what was seen during the last significant real estate downturn during the early 1990s. Commercial and multifamily mortgage delinquency rates at banks and thrifts have begun to fall from their recent peak, which was also below the peak seen during the early 1990s. CMBS delinquency rates continued to climb. The rate of growth of CMBS delinquency rates slowed, but the trend continued upward. (NOTE: There are structural differences in the ways different investor groups track and report delinquency and other measures that make comparisons tricky. See this month's Mortgage Banking magazine for a column on some of these differences).

[In early March MBA released a Data Note on the performance of commercial and multifamily mortgages at banks and thrifts and how that performance compared to other loans and leases held by banks. The analysis found that commercial/multifamily delinquency rates were slightly lower than the overall delinquency rate for all the banks'/thrifts' loans and lease, and that in terms of charge-off rates, commercial and multifamily mortgages were the best performing of the major categories of loans and leases. The Data Note can be found at: www.mortgagebankers.org/research.]

CONCLUSION

Macro-economic shocks and uncertainty are a major factor in today's market. On the one hand, the global nature of the capital markets and international trade mean that events in the Middle East or Asia can have a real impact on financing costs or a tenant's income or outlook and demand for commercial space. On the other hand, most of these connections go through many layers that temper the impact on real estate and real estate fundamentals. It is likely that in coming quarters macro-economic trends will continue to be a major driver for US commercial real estate markets and that the fundamentals of the markets will also be at least one step removed from the macro trends.

Economic Commentary

US Economy Grows Amid Uncertain Impact of World Events

March 15, 2011

The US economy is growing, with positive trends continuing in the job and housing markets in February. The world economy, driven by robust growth in emerging markets, has been growing faster, indicating the potential for a further boost to US growth through gains in exports. In fact, this robust growth outside of the US, Europe, and other developed markets had been putting significant upward pressure on commodities prices across the board, increasing worries that broader measures of inflation could begin to increase.

However, other events have the potential to upset these generally positive trends. First was the wave of protests/revolutions in North Africa and the Middle East. While likely quite positive for the world economy over the longer term, they are disruptive to economic activity in the near term. Second, the earthquake, tsunami, and nuclear threat in Japan significantly added to uncertainty regarding global growth.

There are four channels through which these events could impact the US economy.

1. Trade: At least in the near term, trade flows between the US and these countries may be disrupted. These effects could be important in certain sectors, but are unlikely to be of macroeconomic consequence for the US.

2. Flight to quality: When uncertainty increases, investors return to the safety of US Treasury securities. 10-year Treasury rates have dropped in response to these events, and mortgage rates have followed them down.

3. Oil prices: Fears that the conflict in Libya and other countries in the Middle East could cut off oil supplies for an extended period led to a sharp increase in oil prices, which typically would lead to a reduction in US economic growth. However, the tragedy in Japan seems to have more than offset this rise in oil prices, as the world's third largest economy and major oil importer was essentially taken offline.

4. Consumer/business sentiment: Uncertainty breeds caution. In the wake of both of these events, it would not be surprising if households and businesses slowed their decision making regarding major purchases, waiting to see how these issues may be resolved.

Thus, the major impact on the US housing and mortgage markets will likely flow through somewhat lower mortgage rates, which will likely stimulate additional refinancing, albeit still limited by equity and credit constraints, and somewhat lower than anticipated purchase activity, as potential homebuyers may be slow to pull the trigger. We still expect that purchase activity will slowly ramp up through the year, and that refinances will tail off as rates begin to trend upwards again.

Above Trend Growth in 2011

The advance estimate of GDP for the fourth quarter of 2010 was revised to show an increase of 2.8 percent in the second estimate compared to an increase of 3.2 percent as previously reported. We expect that GDP growth in 2011 will be 3.2 percent and a still above trend 3.0 percent in 2012. These estimates have been revised downward from last month because of the lower starting point in the fourth quarter of 2010, as well as softer data overall in January. We estimate that the trend growth rate of GDP is roughly 2.5 percent.

Growth in excess of this trend should bring the unemployment rate down over time.

Manufacturing activity continues to pick up. The Institute for Supply Management (ISM) reported that its measure of economic activity in the manufacturing sector increased in February, the 19th consecutive monthly increase. The production and employment components drove a significant part of the ISM index's increase, and the rates of change for most of the other components indicated steeper increases.

Durable goods orders in January increased 2.7 percent overall, but excluding transportation, orders decreased 3.6 percent. Orders for nondefense capital goods excluding aircraft decreased, as did shipments. This measure is a proxy for business fixed investment in the GDP estimates, and the data indicate that business investment is off to slower start to the quarter than expected. Revisions to the previous month's data however, were upwards.

Consumer spending slowed in January, with real PCE decreasing 0.1 percent, driven by a decline in spending on nondurable goods and on services. Durable goods spending increased, driven by purchases of motor vehicles and parts. The personal saving rate however, increased to 5.8 percent from 5.4 percent in December. Real personal income increased 0.4 percent in January. Consumer confidence seems to be improving, as both the Conference Board's Consumer Confidence Index and the University of Michigan's Consumer Sentiment Index continued to increase. These factors, along with the tax package compromise, in which the Bush tax cuts were extended for two years for all tax brackets along with a 1-year cut in the employee's portion of the payroll tax, indicate consumer spending should continue to increase at a moderate pace in 2011, before falling slightly in 2012 after the fiscal stimulus package ends.

Improvement in the job market

February's employment situation report showed some strength in payrolls after a disappointing January report. Nonfarm payroll increased by 192,000 jobs in February, driven by a 222,000 job increase in private payrolls, and the unemployment rate decreased slightly to 8.9 percent from 9.0 percent the previous month. Most measures of labor underutilization and unemployment improved, showing a possible turn for the better in labor markets. Government payrolls however, continued to decline, driven largely by reductions in state and local government employment. The unemployment rate also saw mixed results by educational attainment, with high school and college educated population showing increases in unemployment during February. We expect the unemployment rate to remain close to 9 percent in 2011 as increased hiring by firms is balanced by reentrants and new entrants to the labor force over the year. We expect greater declines in the unemployment rate through 2012, decreasing to around 8 percent, as economic growth continues above trend during the year.

The BEA's second estimate of Q4 2010 GDP revised growth down to 2.8 percent from 3.2 percent as initially reported in the advance estimate. The downward revision was mainly attributed to an upward revision to imports and a downward revision to consumer spending as well as state and local government spending. The 2.8 percent growth rate was driven by higher exports (+9.6 percent), PCE (+ 4.1 percent), and business fixed investment (+ 5.3 percent). Imports, which are a subtraction from GDP growth, decreased 12.4 percent, the first decline in imports since Q1 2009. PCE growth was the strongest since Q4 2006. Real federal government spending decreased 0.2 percent in Q4 and state and local government spending decreased 2.4 percent. Both declines followed two quarters of positive growth.

Nonfarm payrolls increased by 192,000 jobs in February, driven by a 222,000 job increase in private payrolls. Government payrolls saw a 30,000 job decline from

January. The increase in private sector jobs was the largest since April 2010. Private sector payrolls increased in all major categories, with notable increases coming in manufacturing (+33,000), construction (+33,000), professional and business services (+47,000), and education and health services (+36,200). For government payrolls, federal government payrolls were unchanged from January while state and local governments saw declines of 12,000 jobs and 18,000 jobs, respectively.

The unemployment rate was 8.9 percent in February, a slight decrease from 9.0 in January. The unemployment rate is at its lowest since April 2009. The civilian labor force participation rate was unchanged at 64.2 percent. The number of long term unemployed was 6.0 million, a decrease of 217,000 from last month and 130,000 from last year, and accounts for 43.9 percent of all unemployed workers. The number of long term unemployed is the lowest since November 2009. Among the marginally attached, there were 1.0 million discouraged workers in February, an increase from 993,000 the previous month and a decrease of 184,000 a year ago. Employed workers that were working part time for economic reasons decreased by 67,000 over the month to 8.34 million from 8.41 million. Reentrants and new entrants to the labor force both decreased slightly from the previous month. Reentrants decreased by 5,000 to 3.35 million workers, while new entrants decreased by 14,000 to 1.34 million workers. The U6 measure of labor underutilization decreased to 15.9 percent from 16.1 percent the previous the month and 16.8 percent a year ago. The U6 rate is now the lowest since April 2009.

Existing-home sales of single-family, townhomes, condominiums and co-ops increased 2.7 percent to a seasonally adjusted annual rate of 5.36 million units in January from a downwardly revised 5.22 million in December (previously reported as 5.28 million units). The pace of sales was 5.3 percent above January 2010's pace of sales and the highest pace of sales since May 2009. On a non-seasonally adjusted basis, total existing home sales saw an increase of 3.27 percent from January of last year, which followed six consecutive months of year over year decreases.

MBA Economic Forecast

March 15, 2011

	2010				2011				2012						
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	2010	2011	2012
Percent Change, SAAR															
Real Gross Domestic Product	3.7	1.7	2.6	2.8	2.8	3.2	3.4	3.5	3.3	3.2	3.0	2.7	2.7	3.2	3.0
Personal Consumption Expenditures	1.9	2.2	2.4	4.1	3.1	3.2	3.3	3.4	2.8	2.6	2.7	2.7	2.6	3.3	2.7
Business Fixed Investment	7.8	17.2	10.0	5.3	4.3	8.9	11.6	11.1	5.3	4.7	5.7	4.8	10.0	8.9	5.1
Residential Investment	-12.3	25.7	-27.3	2.8	6.6	6.9	8.0	11.9	22.0	23.9	18.9	18.1	-4.7	8.3	20.7
Govt. Consumption & Investment	-1.6	3.9	3.9	-1.5	-3.6	-3.9	-1.1	0.8	0.2	0.0	-0.7	-0.5	1.2	-2.0	-0.3
Net Exports (Bil. Chain 2005$)	-338.4	-449.0	-505.0	-395.0	-401.9	-396.5	-392.5	-403.0	-387.0	-371.8	-361.6	-360.1	-421.9	-398.5	-370.1
Inventory Investment (Bil. Chain 2005$)	44.1	68.8	121.4	7.1	38.7	59.5	55.0	54.6	50.9	49.8	46.5	45.7	60.4	51.9	48.2
Consumer Prices	1.3	-0.5	1.4	2.6	3.0	2.7	2.1	2.0	1.5	1.6	2.0	2.2	1.2	2.4	1.8
Percent															
Unemployment Rate	9.7	9.6	9.6	9.6	8.9	8.9	8.8	8.7	8.6	8.4	8.1	7.9	9.6	8.8	8.2
Federal Funds Rate	0.1	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.3	0.8	1.3	0.2	0.2	0.6
10-Year Treasury Yield	3.7	3.5	2.8	2.9	3.5	3.5	3.8	4.0	4.2	4.3	4.3	4.5	3.2	3.7	4.3

Notes:
All data except interest rates are seasonally adjusted.
Forecast produced with the assistance of the Macroeconomic Advisers' model.

THE HISTORICAL DATA AND PROJECTIONS ARE PROVIDED "AS IS" WITH NO WARRANTIES OF ANY KIND.

MBA Mortgage Finance Forecast

March 15, 2011

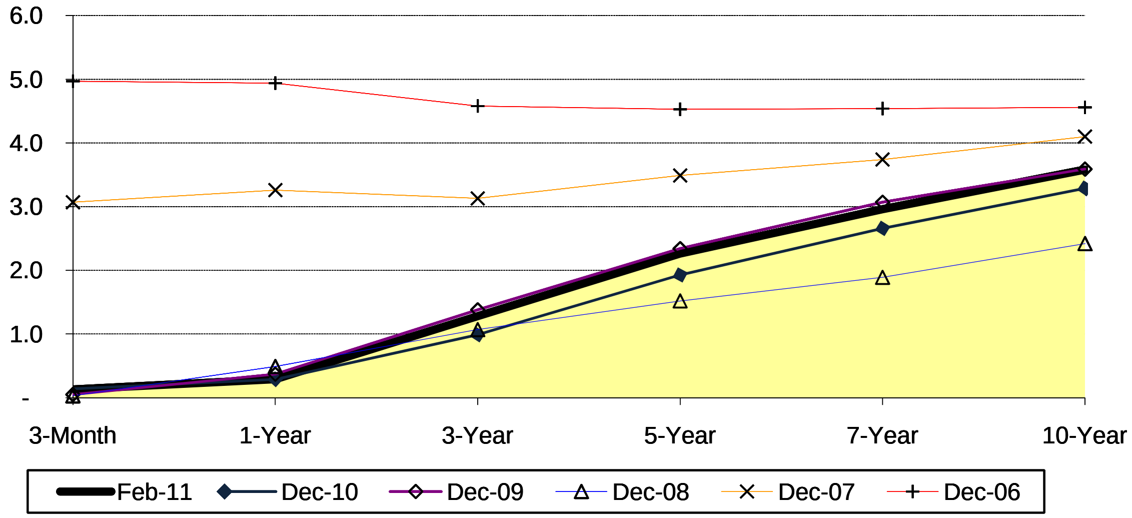
	2010 Q1	2010 Q2	2010 Q3	2010 Q4	2011 Q1	2011 Q2	2011 Q3	2011 Q4	2012 Q1	2012 Q2	2012 Q3	2012 Q4	2010	2011	2012
Housing Measures															
Housing Starts (SAAR, Thous)	617	602	588	534	550	560	610	660	760	815	885	940	585	595	850
Single-Family	524	491	435	435	420	450	475	515	600	640	685	735	471	465	665
Two or More	93	111	153	99	130	110	135	145	160	175	200	205	114	130	185
Home Sales (SAAR, Thous)															
Total Existing Homes	5,140	5,570	4,170	4,747	5,012	5,094	5,076	5,168	5,358	5,382	5,463	5,600	4,907	5,087	5,451
New Homes	360	335	291	295	295	328	344	368	410	435	460	497	320	334	450
FHFA US House Price Index (YOY % Change)	-6.4	-4.5	-0.9	-1.3	-1.8	-0.9	0.1	1.0	1.4	2.0	3.1	3.6	-1.3	1.0	3.6
Median Price of Total Existing Homes (Thous $)	166.4	176.6	177.0	169.9	172.6	169.8	169.5	172.8	172.3	174.2	176.0	174.9	172.5	171.2	174.3
Median Price of New Homes (Thous $)	221.6	219.4	222.2	220.2	220.2	216.8	214.5	217.7	221.2	221.0	221.1	221.4	220.9	217.3	221.2
Interest Rates															
30-Year Fixed Rate Mortgage (%)	5.0	4.9	4.4	4.4	5.0	5.0	5.3	5.5	5.8	5.9	6.0	6.2	4.7	5.2	6.0
10-Year Treasury Yield (%)	3.7	3.5	2.8	2.9	3.5	3.5	3.8	4.0	4.2	4.3	4.3	4.5	3.2	3.7	4.3
Mortgage Originations															
Total 1- to 4-Family (Bil $)	342	367	401	462	285	296	243	206	187	272	274	229	1,572	1,031	962
Purchase	120	147	104	102	115	154	183	155	140	207	208	174	473	606	729
Refinance	222	220	297	360	170	142	61	52	47	65	66	55	1,099	424	233
Refinance Share (%)	65	60	74	78	63	48	25	25	25	24	24	24	70	41	24
ARM Share (%)	5	5	6	5	6	7	7	7	7	7	7	7	5	6	7

Notes:
Housing starts and home sales are seasonally adjusted at annual rate.
Total existing home sales include condos and co-ops.
Total 1-to-4-family originations and refinance share are MBA estimates. These exclude second mortgages and home equity loans.
The FHFA US House Price Index is the forecasted year over year percent change of the FHFA All Transactions House Price Index.
Refinance share is percent of total dollar volume of closed loans.

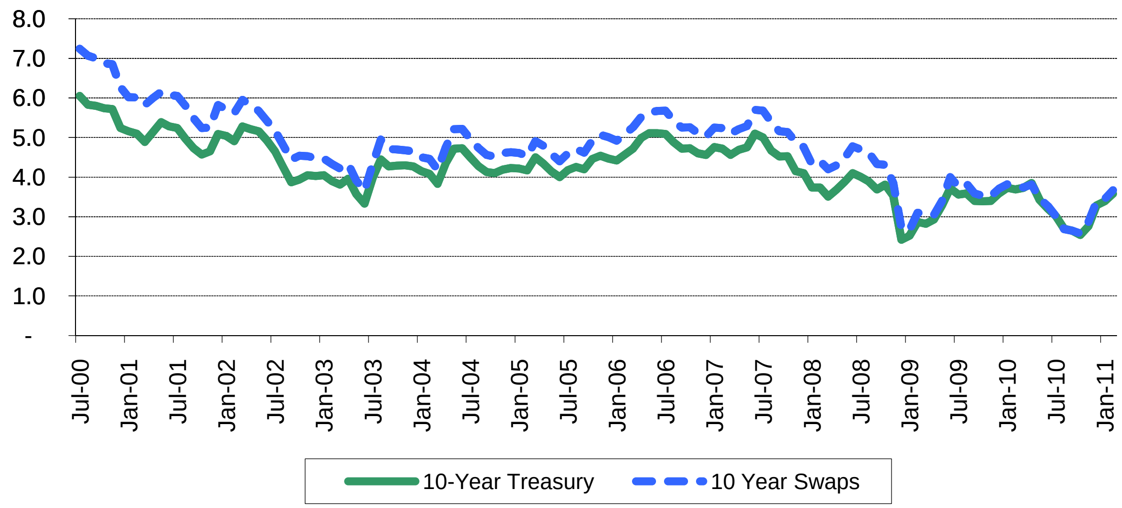
TREASURY YIELDS AND BANK RATES

Federal Reserve Statistical Release H-15

Treasury Yield Curve



Ten Year Treasury and Ten Year Swaps



Source: Federal Reserve Board H-15 Report
Yields on actively traded issues adjusted to constant maturities.

TREASURY YIELDS AND BANK RATES

Federal Reserve Statistical Release H-15

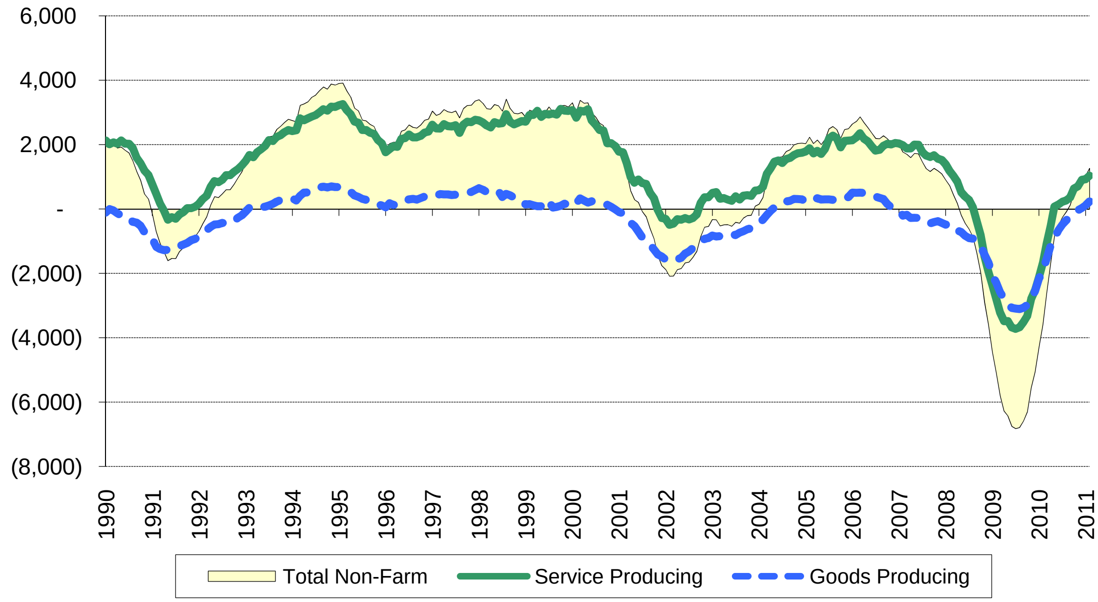
	3-Month Treasury	1-Year Treasury	3-Year Treasury	5-Year Treasury	7-Year Treasury	10-Year Treasury	10-Year Swap
Dec-00	5.94	5.60	5.26	5.17	5.28	5.24	6.27
Dec-01	1.72	2.22	3.62	4.39	4.86	5.09	5.82
Dec-02	1.21	1.45	2.23	3.03	3.63	4.03	4.48
Dec-03	0.91	1.31	2.44	3.27	3.79	4.27	4.65
Dec-04	2.22	2.67	3.21	3.60	3.93	4.23	4.63
Dec-05	3.97	4.35	4.39	4.39	4.41	4.47	5.01
Dec-06	4.97	4.94	4.58	4.53	4.54	4.56	5.03
Dec-07	3.07	3.26	3.13	3.49	3.74	4.10	4.76
Dec-08	0.03	0.49	1.07	1.52	1.89	2.42	2.70
Dec-09	0.05	0.37	1.38	2.34	3.07	3.59	3.71
Dec-10	0.14	0.29	0.99	1.93	2.66	3.29	3.39
Feb-10	0.11	0.35	1.40	2.36	3.12	3.69	3.78
Mar-10	0.15	0.40	1.51	2.43	3.16	3.73	3.74
Apr-10	0.16	0.45	1.64	2.58	3.28	3.85	3.82
May-10	0.16	0.37	1.32	2.18	2.86	3.42	3.46
Jun-10	0.12	0.32	1.17	2.00	2.66	3.20	3.27
Jul-10	0.16	0.29	0.98	1.76	2.43	3.01	3.01
Aug-10	0.16	0.26	0.78	1.47	2.10	2.70	2.69
Sep-10	0.15	0.26	0.74	1.41	2.05	2.65	2.65
Oct-10	0.13	0.23	0.57	1.18	1.85	2.54	2.58
Nov-10	0.14	0.25	0.67	1.35	2.02	2.76	2.87
Dec-10	0.14	0.29	0.99	1.93	2.66	3.29	3.39
Jan-11	0.15	0.27	1.03	1.99	2.72	3.39	3.45
Feb-11	0.13	0.29	1.28	2.26	2.96	3.58	3.67
Change in Rate Feb-10 to Feb-11	0.02	(0.06)	(0.12)	(0.10)	(0.16)	(0.11)	(0.11)

Source: Federal Reserve Board H-15 Report
Yields on actively traded issues adjusted to constant maturities.

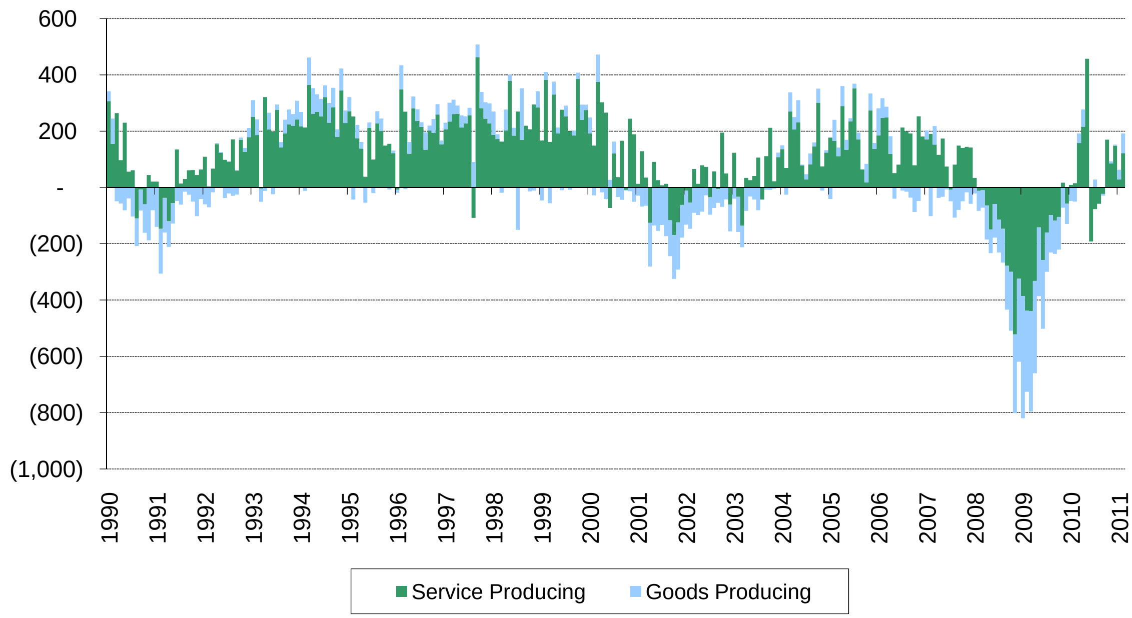
EMPLOYEES ON NONFARM PAYROLLS

Number of Employees on Nonfarm Payrolls
Seasonally Adjusted, Thousands of Employees

Year-over-year Change



Month-over-month Change



Source: Bureau of Labor Statistics

EMPLOYEES ON NONFARM PAYROLLS

Number of Employees on Nonfarm Payrolls
Seasonally Adjusted, Thousands of Employees

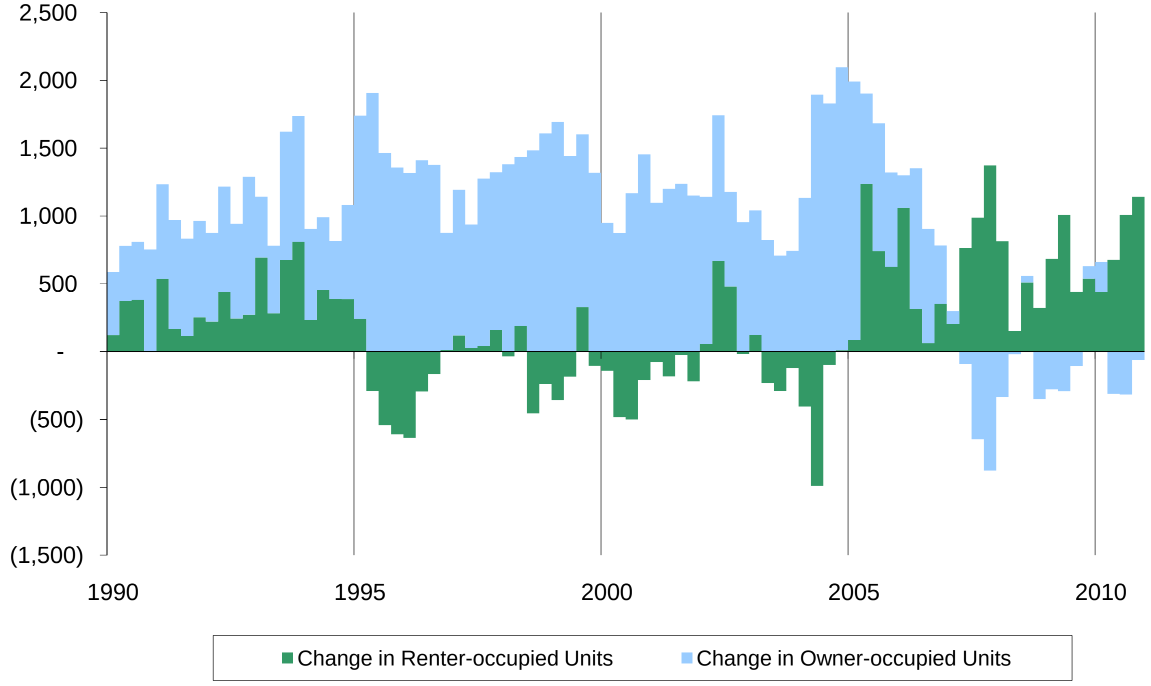
	Employees			Change		
	Service Producing	Goods Producing	Total Nonfarm	Service Producing	Goods Producing	Total Nonfarm
				Year-over-year		
Dec 2000	107,913	24,572	132,485	1,960	(7)	1,953
Dec 2001	107,630	23,093	130,723	(283)	(1,479)	(1,762)
Dec 2002	107,996	22,187	130,183	366	(906)	(540)
Dec 2003	108,567	21,703	130,270	571	(484)	87
Dec 2004	110,314	22,003	132,317	1,747	300	2,047
Dec 2005	112,441	22,372	134,813	2,127	369	2,496
Dec 2006	114,491	22,400	136,891	2,050	28	2,078
Dec 2007	116,016	21,967	137,983	1,525	(433)	1,092
Dec 2008	114,071	20,312	134,383	(1,945)	(1,655)	(3,600)
Dec 2009	111,555	17,765	129,320	(2,516)	(2,547)	(5,063)
Dec 2010	112,463	17,797	130,260	908	32	940
				Month-over-month		
Feb 2010	111,579	17,667	129,246	15	(50)	(35)
Mar 2010	111,737	17,701	129,438	158	34	192
Apr 2010	111,953	17,762	129,715	216	61	277
May 2010	112,410	17,763	130,173	457	1	458
Jun 2010	112,218	17,763	129,981	(192)	-	(192)
Jul 2010	112,141	17,791	129,932	(77)	28	(49)
Aug 2010	112,083	17,790	129,873	(58)	(1)	(59)
Sep 2010	112,060	17,784	129,844	(23)	(6)	(29)
Oct 2010	112,230	17,785	130,015	170	1	171
Nov 2010	112,315	17,793	130,108	85	8	93
Dec 2010	112,463	17,797	130,260	148	4	152
Jan 2011	112,491	17,832	130,323	28	35	63
Feb 2011	112,613	17,902	130,515	122	70	192
Percent change						
Feb 2010 to Feb 2011	0.9%	1.3%	1.0%			

Source: Bureau of Labor Statistics

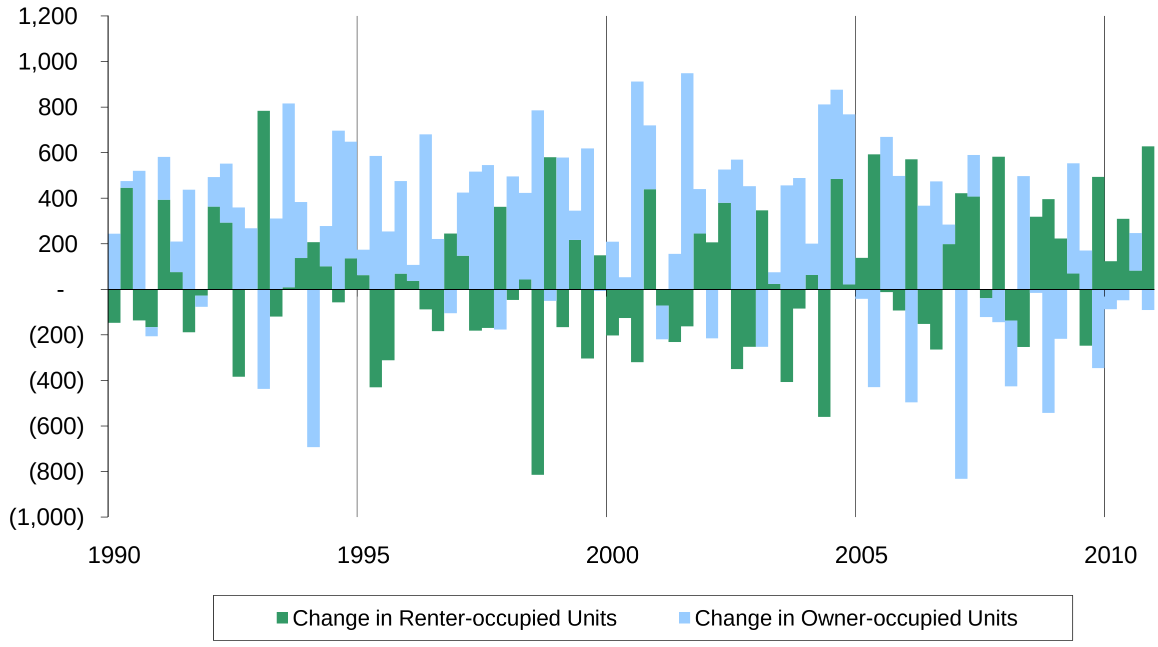
Change in Owner- and Renter-Occupied Housing Units

Thousands of Units

Year-over-year Change



Quarter-over-quarter Change



Source: MBA, U.S. Census Bureau and Haver Analytics

Owner- and Renter-Occupied Housing Units

Thousands of Units at End-of-period

	Number of Occupied Units			Year-over-year Change		
	Total	Owner	Renter	Total	Owner	Renter
1990	91,728	58,798	32,930	750	754	(4)
1991	92,691	59,508	33,183	963	710	253
1992	93,980	60,523	33,457	1,289	1,015	274
1993	95,717	61,450	34,267	1,737	927	810
1994	96,797	62,144	34,653	1,080	693	387
1995	97,545	63,502	34,043	748	1,358	(610)
1996	98,421	64,367	34,054	876	866	10
1997	99,743	65,531	34,212	1,322	1,164	158
1998	101,115	67,140	33,975	1,372	1,609	(237)
1999	102,330	68,459	33,871	1,215	1,318	(103)
2000	103,576	69,914	33,662	1,246	1,455	(209)
2001	104,508	71,065	33,443	932	1,152	(220)
2002	105,446	72,020	33,426	938	954	(16)
2003	106,069	72,763	33,306	623	744	(121)
2004	108,166	74,851	33,315	2,097	2,088	9
2005	109,487	75,546	33,941	1,321	695	626
2006	110,270	75,976	34,294	783	430	353
2007	110,766	75,099	35,667	496	(877)	1,373
2008	110,740	74,750	35,991	(26)	(350)	324
2009	111,370	74,841	36,529	630	91	539
2010	112,451	74,780	37,671	1,081	(61)	1,142
				Quarter-over-quarter Change		
2008 - Q1	110,340	74,811	35,529	(426)	(289)	(137)
2008 - Q2	110,584	75,308	35,276	244	497	(253)
2008 - Q3	110,887	75,292	35,595	303	(15)	318
2008 - Q4	110,740	74,750	35,991	(147)	(543)	396
2009 - Q1	110,746	74,532	36,214	6	(217)	223
2009 - Q2	111,299	75,016	36,283	553	483	70
2009 - Q3	111,222	75,186	36,036	(77)	171	(248)
2009 - Q4	111,370	74,841	36,529	148	(345)	493
2010 - Q1	111,406	74,753	36,653	36	(87)	123
2010 - Q2	111,667	74,705	36,962	261	(48)	309
2010 - Q3	111,914	74,870	37,044	247	165	82
2010 - Q4	112,451	74,780	37,671	537	(91)	628

Source: MBA, U.S. Census Bureau and Haver Analytics

2. Commercial/Multifamily Finance Environment

Extract of Commercial Real Estate Comments from the Federal Reserve Board's Beige Book

March 2, 2011

Prepared at the Federal Reserve Bank of Atlanta and based on information collected on or before February 18, 2011. This document summarizes comments received from business and other contacts outside the Federal Reserve and is not a commentary on the views of Federal Reserve officials.

NATIONAL SUMMARY

Commercial real estate activity showed signs of gaining traction according to a number of District reports. Boston, Chicago and Dallas reported that commercial real estate activity improved overall, while Richmond, Kansas City, and San Francisco noted increases in leasing activity. Kansas City described the market as stabilizing, while Philadelphia and Minneapolis reported that markets were flat overall, and New York described conditions as "slack" and St. Louis as "soft." Nonresidential construction remained weak according to most accounts. The Boston, Philadelphia, Atlanta, Chicago, St. Louis, and Dallas Districts reported weak levels of construction activity, while Chicago noted a slight pickup. Cleveland District contractors cited increasing inquiries, and unexpected growth in commercial construction was noted in the Minneapolis District. Overall, contacts anticipate a slow recovery in commercial real estate markets.

Community bankers in the Chicago and Dallas Districts cited increased competition for C&I lending from large banks. Atlanta noted improvements in credit conditions for all loan segments except those related to residential construction and real estate. Cleveland, Richmond, Chicago, Kansas City, and Dallas indicated steady to improving credit quality, and New York reported steady to lower delinquency rates. San Francisco reported that venture capital financing was improving with increased investor interest and IPO activity.

FIRST DISTRICT—BOSTON

The latest reports indicate that commercial real estate fundamentals in New England are either stable or moderately improving, depending on the location. In Hartford, vacancy rates and rents are roughly unchanged since the last report; job growth and associated office demand are currently sluggish, but are expected to improve by summer 2011. In greater Boston, vacancy rates were little changed, leasing volume held steady, and office rents edged up slightly, bouncing back from the trough of the recent downturn. Loan terms for greater Boston properties loosened slightly amid increased competition by lenders. The outlook among Boston contacts is for modest, if not rapid, growth and improvement in office and retail fundamentals in the coming months. In Providence and Portland, limited leasing activity in January was attributed to bad weather and contacts expect slow yet positive absorption of commercial space in 2011. Construction activity is limited across the region, with the exception of the multifamily sector and various small-scale rehab projects in the Boston area.

SECOND DISTRICT—NEW YORK

Commercial real estate markets generally remain slack--the market for office space has been mixed but mostly stable in recent weeks, while the industrial market has shown further signs of softening. In New York City, office leasing activity has remained fairly brisk, but this has been more than offset by additional space coming onto the market; as a result, vacancy rates edged up in January. Asking rents on Class A properties did edge up in January but were still down nearly 10 percent from a year earlier. Elsewhere across the region, office vacancy rates edged down in northern New Jersey and across much of upstate New York but rose modestly in Long Island and in Westchester and Fairfield Counties. Industrial markets showed further signs of softening across much of the District. Long Island's industrial vacancy rate rose to its highest level in more than a decade, and rents drifted down. In northern New Jersey, industrial vacancy rates held steady, but rents slipped to multi-year lows. Across upstate New York and in Fairfield County, vacancy rates and rents were little changed.

THIRD DISTRICT—PHILADELPHIA
There has been little change in commercial and industrial markets in the Third District since the previous Beige Book, according to area nonresidential real estate firms. Contacts said that vacancy rates and rents have been nearly steady for most property types, although vacancy rates for apartment buildings have been moving down. Contacts in some parts of the District also reported some slight gains in occupancy of industrial buildings. Construction activity has been roughly steady at a slow pace. Looking ahead, commercial real estate contacts expect market conditions to improve slowly during the rest of the year, with increases in construction and occupied space held back by restrained financing and slow employment growth in the region. One contact said, "It will probably take some office markets several years to recover the loss of occupancy caused by the recession."

FOURTH DISTRICT—CLEVELAND
Discussions with nonresidential builders drew mixed responses, with a majority of our contacts reporting weaker activity than a year ago. However, the number of inquiries has picked up modestly since our last report. Backlogs remain reasonably healthy, though two builders noted that their backlogs are being depleted at a rapid pace. Half of our contacts do not expect any near term improvement in business conditions, while others are much more positive. One builder noted that he is beginning to notice a sense of urgency to expand on the part of some of his industrial customers. We heard widespread reports of increased prices for building materials, with most contractors expecting continued upward pressure. These price increases are eroding already narrow margins. Two general contractors noted that they reduced payrolls and may lay off additional employees if business does not improve. Subcontractors continue to cope with very difficult industry conditions.

FIFTH DISTRICT—RICHMOND
Commercial real estate experienced broad-based, but moderate improvement across the District over the last six weeks. Many contacts cited an uptick in activity leading to the closing of office, industrial, and retail deals. A Realtor in central Virginia stated that the increase in demand for suburban office space had real depth for the first time in years, although downtown demand remained weak. Several real estate management firms reported a growing demand for warehouse space. A Realtor on the Atlantic Coast noted that national retailers were expressing renewed interest in expanding space (and even hiring). And, a developer in West Virginia noted that further weakening of the local economy was holding back the local market, but conditions had not deteriorated in recent months. Prices of properties and leasing rates generally remained unchanged, according to contacts, due to continuing high vacancy rates.

SIXTH DISTRICT—ATLANTA
Nonresidential construction activity remained at low levels during January and early February. Most commercial contractors said that the environment was little changed since the end of last year. The majority of contacts expect construction activity to remain at low levels this year.

SEVENTH DISTRICT—CHICAGO
Construction activity was again subdued. However, contacts anticipated an uptick in residential construction in 2011, particularly for multi-family properties where apartment builders were receiving financing and development contracts for new construction.

Commercial real estate conditions continued to slowly improve. Contacts indicated that vacancy rates were flattening out, but some downward pressure on commercial rents remained.

EIGHTH DISTRICT—ST. LOUIS
Commercial and industrial real estate market conditions throughout the District remained soft. Compared with the third quarter of 2010, fourth-quarter 2010 industrial vacancy rates decreased in Little Rock and St. Louis, increased in Memphis, and remained unchanged in Louisville. During the same period, suburban office vacancy rates increased in Louisville, Memphis, and Little Rock, while they remained constant in St. Louis. The downtown office vacancy rates increased in Louisville, Little Rock, and Memphis but decreased in St. Louis. Commercial and industrial construction activity continues to be slow throughout most of the District. Contacts in Louisville reported that demand for commercial properties remains low. Contacts in northwest Arkansas reported that banks are very cautious in considering new development projects. Contacts in Louisville noted no new suburban construction completions, while contacts in St. Louis reported limited commercial construction. Contacts in Memphis, St. Louis, and Louisville expect speculative construction activity to remain weak. Nevertheless, contacts in south-central Kentucky reported that a few plant expansions are in progress, and a contact in western Kentucky noted some commercial regional projects are under way.

NINTH DISTRICT—MINNEAPOLIS
Commercial construction showed unexpected signs of growth. January commercial building permits increased from the same month a year earlier in Fargo, N.D., and Sioux Falls, S.D. A large software company recently announced plans to open a technology center in suburban Minneapolis.

Commercial real estate markets were flat overall. In Minneapolis-St. Paul, office vacancy remained high, but the market saw slight positive absorption in the second half of 2010. Retail vacancy declined, and the medical market was flat, while industrial space saw its highest vacancy rates in more than 10 years. Contacts in Fargo, N.D., and Billings, Mont., reported that commercial real estate markets there were stable.

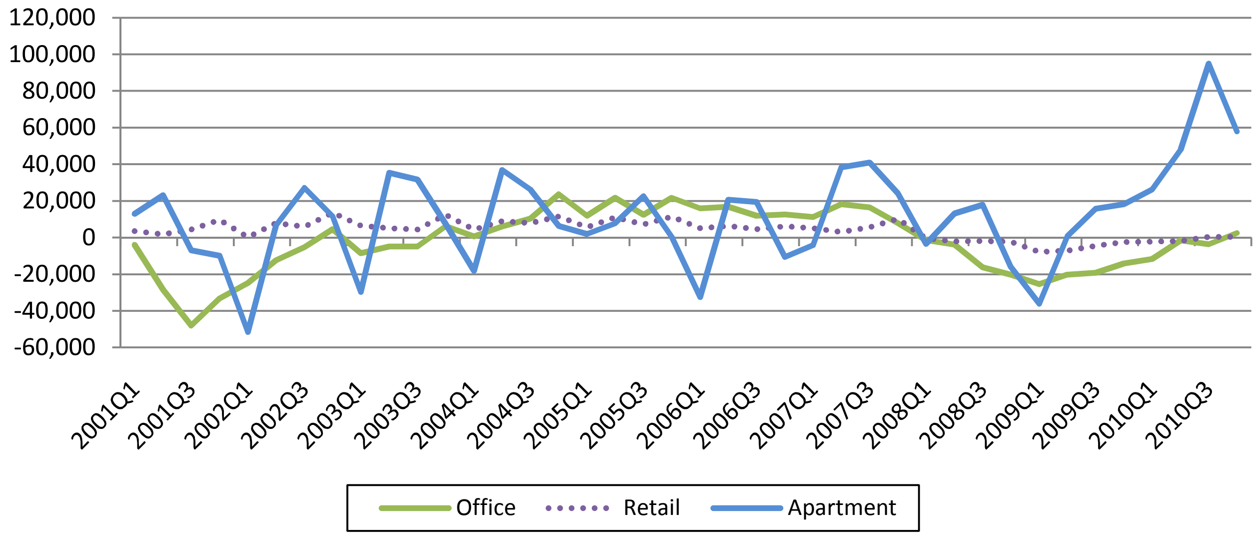
TENTH DISTRICT—KANSAS CITY
Commercial real estate activity stabilized with increased sales and leasing activity, reduced vacancy rates, and increased absorption. Nonetheless, further declines were reported in rents and selling prices and developers' access to credit remained constrained. Mortgage lenders noted a continued decline in mortgage loan demand and refinance activity due to rising mortgage interest rates. In addition, mortgage lenders noted a decrease in average loan size and higher average down payments.

ELEVENTH DISTRICT—DALLAS
Commercial real estate activity improved slightly since the last report. Contacts said that while the sector remains fragile, there are signs that a recovery is beginning to take place. Office and industrial leasing rental demand edged up and contacts noted several deals in the works in Texas, with high-tech and energy-related firms leading the expansion. Commercial property sales remained at low levels, but some contacts noted a pickup in investor interest. Nonresidential construction remained subdued since the last report, and contacts do not expect a significant turnaround in the near term.

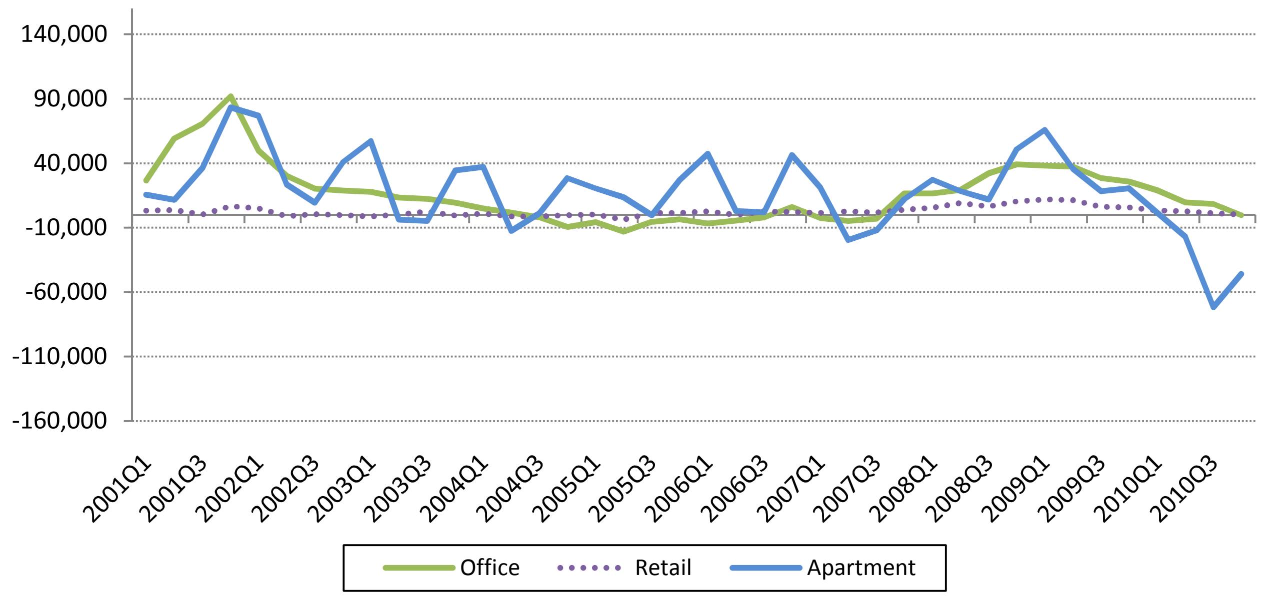
TWELFTH DISTRICT—SAN FRANCISCO
Conditions in commercial real estate markets generally remained weak, as vacancy rates stayed at elevated levels in many parts of the District. However, further improvements in leasing activity, with tenants increasingly committing to longer-term leases, were noted for some of the District"s major markets.

NET COMPLETIONS/NET ABSORPTION
COMMERCIAL/MULTIFAMILY PROPERTIES

Net Absorption (Thousands of Square Feet)



Net Completions (Thousands of Square Feet)



Source: REIS

COMMERCIAL/MULTIFAMILY PROPERTIES
NET COMPLETIONS LESS NET ABSORPTION

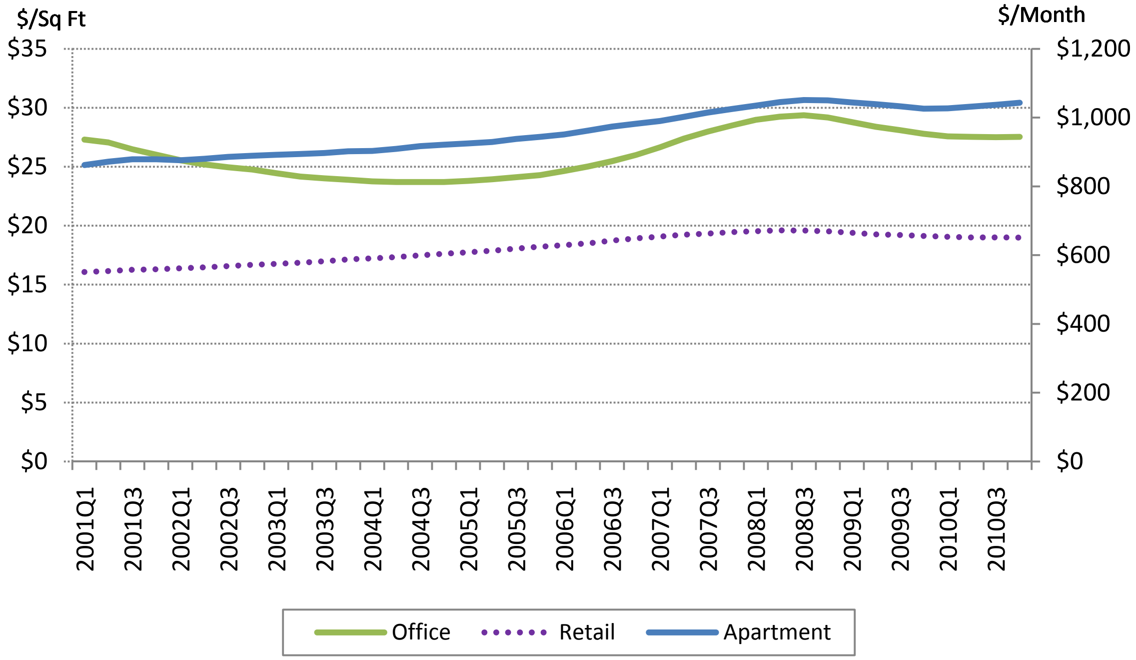
THOUSANDS OF SQUARE FEET

Year	Q1	Q2	Q3	Q4	Calendar Year	YTD Q4
APARTMENT						
2002	76,734	23,458	9,343	40,808	150,343	150,343
2003	57,162	(3,778)	(4,739)	34,538	83,183	83,183
2004	37,216	(12,393)	1,213	28,412	54,448	54,448
2005	20,490	13,484	(202)	26,891	60,663	60,663
2006	47,212	2,842	1,964	46,331	98,349	98,349
2007	21,176	(19,581)	(12,301)	12,106	1,400	1,400
2008	27,238	18,221	11,767	50,689	107,915	107,915
2009	65,886	35,596	18,175	20,447	140,104	140,104
2010	1,583	(16,988)	(71,828)	(45,891)	(133,124)	(133,124)
OFFICE						
2002	49,800	30,300	20,400	18,700	119,200	119,200
2003	17,800	13,400	12,400	9,407	53,007	53,007
2004	4,870	1,553	(2,138)	(9,411)	(5,126)	(5,126)
2005	(5,714)	(13,100)	(5,493)	(3,576)	(27,883)	(27,883)
2006	(6,877)	(4,468)	(2,151)	6,201	(7,295)	(7,295)
2007	(2,583)	(4,831)	(2,929)	16,500	6,157	6,157
2008	16,500	19,200	32,300	39,200	107,200	107,200
2009	38,200	37,300	28,400	25,700	129,600	129,600
2010	19,100	9,625	8,330	(202)	36,853	36,853
RETAIL						
2002	4,956	(1,052)	370	(337)	3,937	3,937
2003	(1,337)	234	2,434	(512)	819	819
2004	1,007	(1,368)	(1,383)	(205)	(1,949)	(1,949)
2005	102	(3,892)	1,390	1,448	(952)	(952)
2006	2,549	43	2,660	2,267	7,519	7,519
2007	1,486	2,644	1,564	3,825	9,519	9,519
2008	5,331	9,094	6,474	10,400	31,299	31,299
2009	11,800	11,300	6,042	5,565	34,707	34,707
2010	3,449	2,584	1,208	279	7,520	7,520

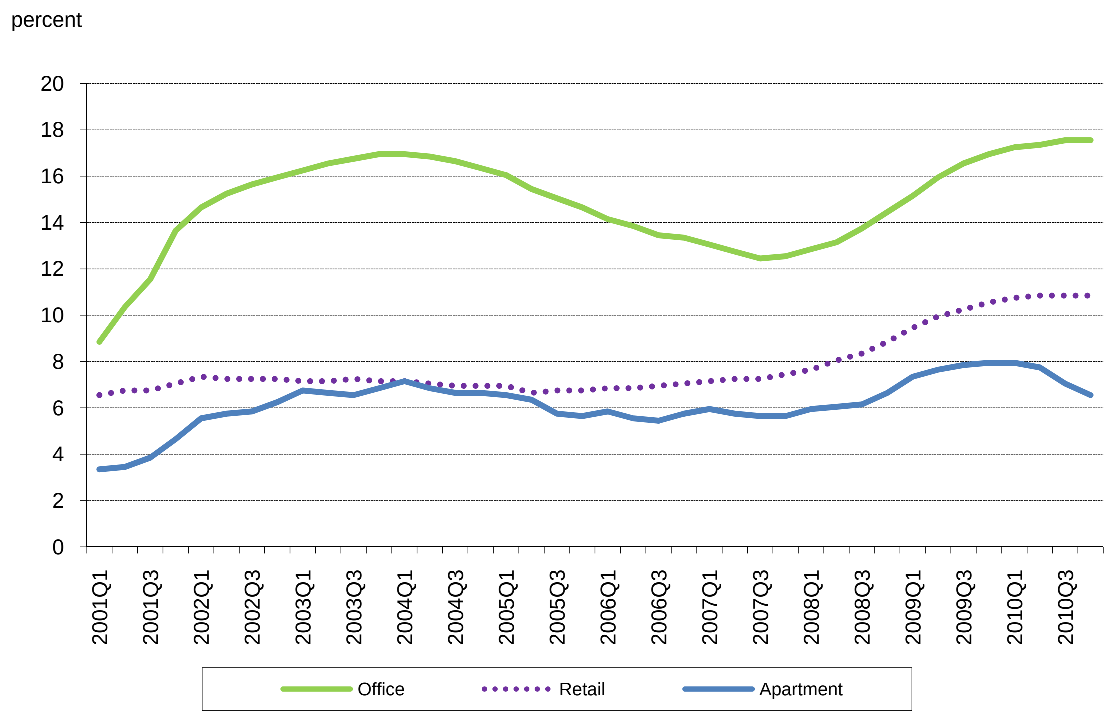
Source: REIS

AVERAGE RENTS AND VACANCY RATES AT COMMERCIAL/MULTIFAMILY PROPERTIES

Average Rents



Average Vacancy Rates



Source: REIS

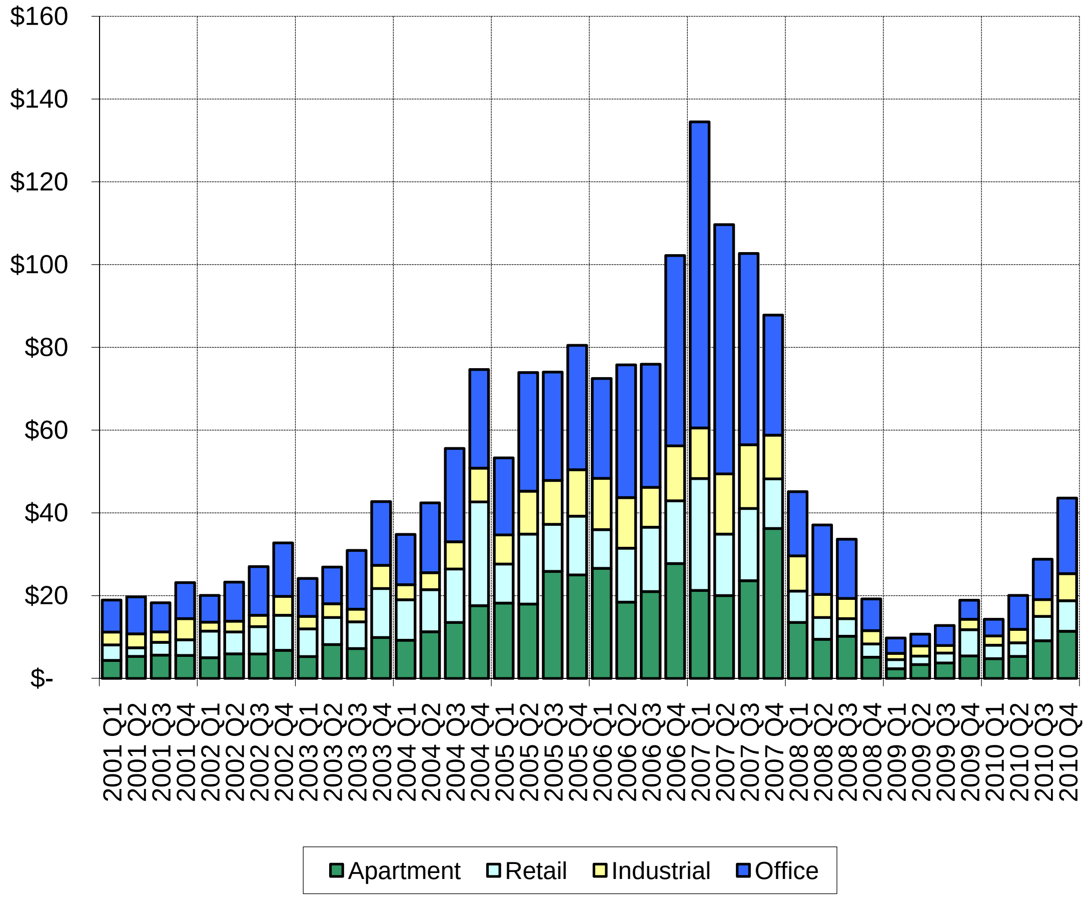
AVERAGE RENTS AND VACANCY RATES AT COMMERCIAL/MULTIFAMILY PROPERTIES

	Average Asking Rents					Average Vacancy Rates (percent)				
Year	Q1	Q2	Q3	Q4	Q4 Year-over-year % change	Q1	Q2	Q3	Q4	Q4 Year-over-year change
APARTMENT	**(per month)**									
2003	$ 892	$ 894	$ 897	$ 902	1%	6.8	6.7	6.6	6.9	0.6
2004	$ 903	$ 909	$ 917	$ 921	2%	7.2	6.9	6.7	6.7	-0.2
2005	$ 925	$ 929	$ 938	$ 944	2%	6.6	6.4	5.8	5.7	-1.0
2006	$ 951	$ 962	$ 974	$ 982	4%	5.9	5.6	5.5	5.8	0.1
2007	$ 990	$ 1,002	$ 1,015	$ 1,025	4%	6.0	5.8	5.7	5.7	-0.1
2008	$ 1,035	$ 1,045	$ 1,051	$ 1,050	2%	6.0	6.1	6.2	6.7	1.0
2009	$ 1,044	$ 1,039	$ 1,033	$ 1,026	-2%	7.4	7.7	7.9	8.0	1.3
2010	$ 1,027	$ 1,032	$ 1,037	$ 1,043	2%	8.0	7.8	7.1	6.6	-1.4
OFFICE	**(per sq. ft)**									
2003	$ 24.45	$ 24.17	$ 24.01	$ 23.89	-4%	16.3	16.6	16.8	17.0	1.0
2004	$ 23.76	$ 23.70	$ 23.70	$ 23.70	-1%	17.0	16.9	16.7	16.4	-0.6
2005	$ 23.80	$ 23.94	$ 24.11	$ 24.29	2%	16.1	15.5	15.1	14.7	-1.7
2006	$ 24.64	$ 25.02	$ 25.47	$ 26.00	7%	14.2	13.9	13.5	13.4	-1.3
2007	$ 26.65	$ 27.38	$ 27.98	$ 28.50	10%	13.1	12.8	12.5	12.6	-0.8
2008	$ 28.97	$ 29.24	$ 29.37	$ 29.18	2%	12.9	13.2	13.8	14.5	1.9
2009	$ 28.78	$ 28.39	$ 28.11	$ 27.79	-5%	15.2	16.0	16.6	17.0	2.5
2010	$ 27.57	$ 27.53	$ 27.50	$ 27.53	-1%	17.3	17.4	17.6	17.6	0.6
RETAIL	**(per sq. ft)**									
2003	$ 16.76	$ 16.86	$ 16.98	$ 17.14	3%	7.2	7.2	7.3	7.2	-0.1
2004	$ 17.22	$ 17.33	$ 17.49	$ 17.62	3%	7.2	7.1	7.0	7.0	-0.2
2005	$ 17.74	$ 17.88	$ 18.06	$ 18.22	3%	7.0	6.7	6.8	6.8	-0.2
2006	$ 18.35	$ 18.50	$ 18.73	$ 18.92	4%	6.9	6.9	7.0	7.1	0.3
2007	$ 19.08	$ 19.23	$ 19.33	$ 19.46	3%	7.2	7.3	7.3	7.5	0.4
2008	$ 19.54	$ 19.60	$ 19.59	$ 19.52	0%	7.7	8.1	8.4	8.9	1.4
2009	$ 19.40	$ 19.27	$ 19.21	$ 19.13	-2%	9.5	10.0	10.3	10.6	1.7
2010	$ 19.06	$ 19.01	$ 19.01	$ 18.99	-1%	10.8	10.9	10.9	10.9	0.3

Source: REIS

QUARTERLY SALES OF LARGER ($5 MILLION+) COMMERCIAL/MULTIFAMILY PROPERTIES

Billions of dollars, Properties and portfolios $5 million and greater



Source: Real Capital Analytics.

QUARTERLY SALES OF LARGER ($5 MILLION+) COMMERCIAL/MULTIFAMILY PROPERTIES

Billions of dollars, Properties and portfolios $5 million and greater

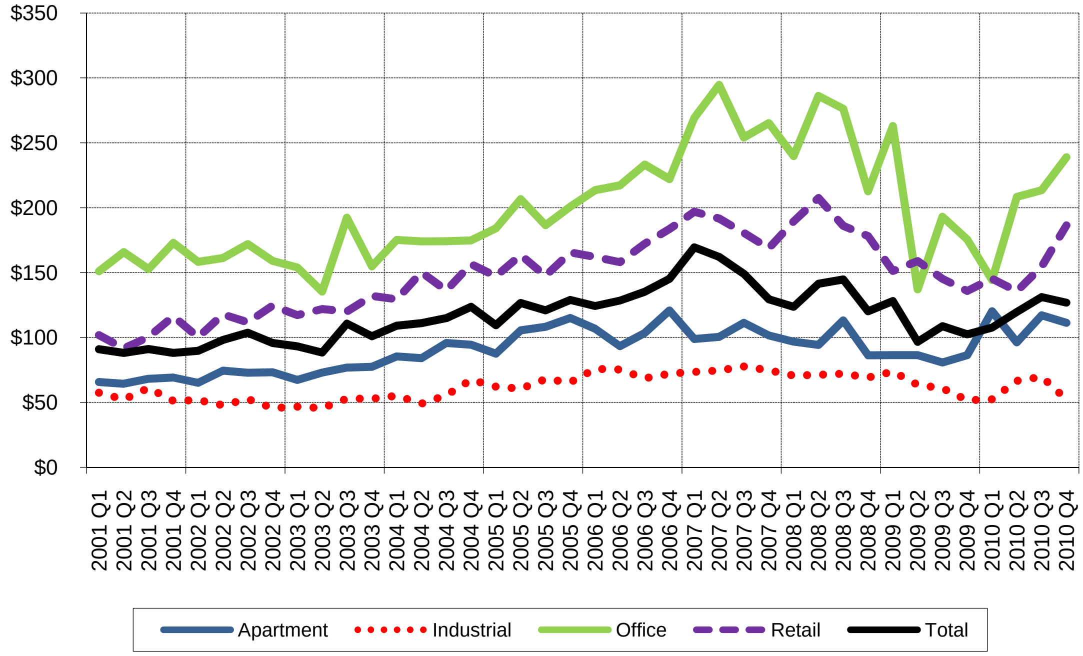
					Total		YTD Q4	
Year	Q1	Q2	Q3	Q4	Sales	Percent change	Sales	Percent change
APARTMENT								
2005	$ 18.19	$ 17.98	$ 25.86	$ 25.00	$ 87.03	69%	$ 87.03	69%
2006	$ 26.60	$ 18.42	$ 20.99	$ 27.77	$ 93.77	8%	$ 93.77	8%
2007	$ 21.26	$ 20.04	$ 23.64	$ 36.22	$ 101.16	8%	$ 101.16	8%
2008	$ 13.52	$ 9.44	$ 10.19	$ 5.13	$ 38.28	-62%	$ 38.28	-62%
2009	$ 2.34	$ 3.34	$ 3.72	$ 5.43	$ 14.83	-61%	$ 14.83	-61%
2010	$ 4.78	$ 5.34	$ 9.12	$ 11.40	$ 30.64	107%	$ 30.64	107%
INDUSTRIAL								
2005	$ 7.07	$ 10.36	$ 10.60	$ 11.23	$ 39.27	75%	$ 39.27	75%
2006	$ 12.39	$ 12.22	$ 9.64	$ 13.29	$ 47.54	21%	$ 47.54	21%
2007	$ 12.26	$ 14.57	$ 15.38	$ 10.57	$ 52.78	11%	$ 52.78	11%
2008	$ 8.52	$ 5.56	$ 4.88	$ 3.20	$ 22.16	-58%	$ 22.16	-58%
2009	$ 1.51	$ 2.42	$ 1.81	$ 2.51	$ 8.24	-63%	$ 8.24	-63%
2010	$ 2.25	$ 3.24	$ 4.05	$ 6.54	$ 16.08	95%	$ 16.08	95%
OFFICE								
2005	$ 18.58	$ 28.68	$ 26.20	$ 30.05	$ 103.50	37%	$ 103.50	37%
2006	$ 24.14	$ 32.07	$ 29.76	$ 46.00	$ 131.96	27%	$ 131.96	27%
2007	$ 73.95	$ 60.23	$ 46.23	$ 29.01	$ 209.41	59%	$ 209.41	59%
2008	$ 15.50	$ 16.81	$ 14.30	$ 7.66	$ 54.27	-74%	$ 54.27	-74%
2009	$ 3.70	$ 2.86	$ 4.83	$ 4.61	$ 15.99	-71%	$ 15.99	-71%
2010	$ 4.04	$ 8.22	$ 9.76	$ 18.25	$ 40.26	152%	$ 40.26	152%
RETAIL								
2005	$ 9.45	$ 16.91	$ 11.38	$ 14.19	$ 51.93	-10%	$ 51.93	-10%
2006	$ 9.35	$ 13.06	$ 15.56	$ 15.15	$ 53.13	2%	$ 53.13	2%
2007	$ 27.03	$ 14.84	$ 17.44	$ 11.99	$ 71.31	34%	$ 71.31	34%
2008	$ 7.58	$ 5.28	$ 4.27	$ 3.22	$ 20.35	-71%	$ 20.35	-71%
2009	$ 2.21	$ 2.07	$ 2.42	$ 6.35	$ 13.05	-36%	$ 13.05	-36%
2010	$ 3.23	$ 3.28	$ 5.89	$ 7.39	$ 19.79	52%	$ 19.79	52%
TOTAL								
2005	$ 53.28	$ 73.93	$ 74.05	$ 80.48	$ 281.74	36%	$ 281.74	36%
2006	$ 72.48	$ 75.77	$ 75.95	$ 102.20	$ 326.40	16%	$ 326.40	16%
2007	$ 134.50	$ 109.67	$ 102.69	$ 87.80	$ 434.66	33%	$ 434.66	33%
2008	$ 45.12	$ 37.09	$ 33.64	$ 19.20	$ 135.06	-69%	$ 135.06	-69%
2009	$ 9.75	$ 10.68	$ 12.78	$ 18.91	$ 52.12	-61%	$ 52.12	-61%
2010	$ 14.30	$ 20.07	$ 28.81	$ 43.58	$ 106.77	105%	$ 106.77	105%

Source: Real Capital Analytics.

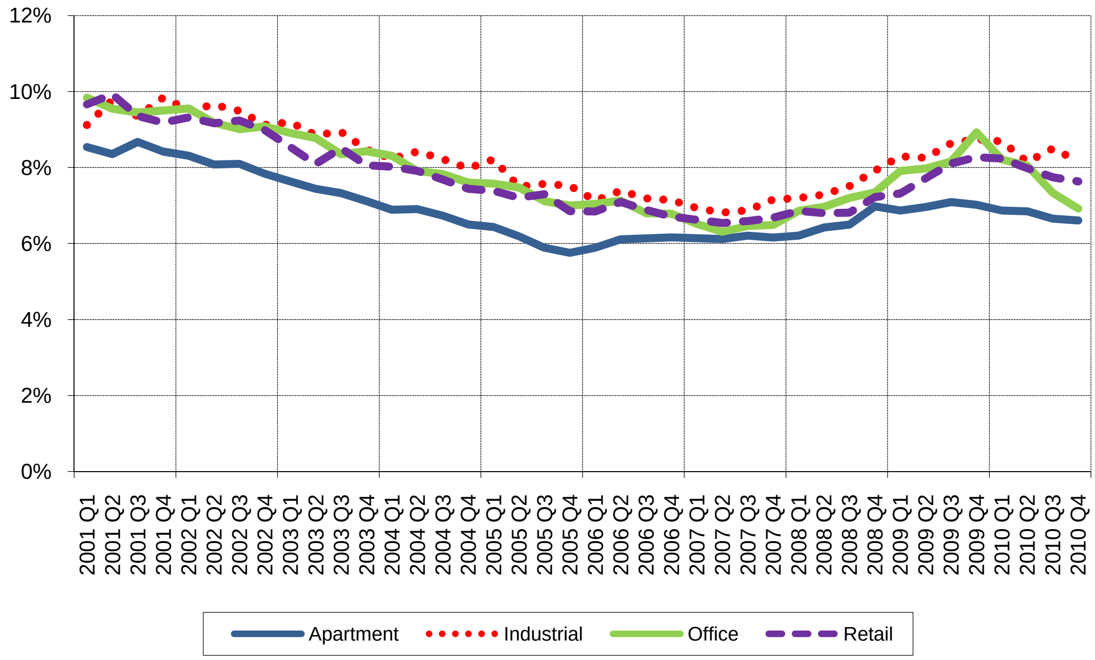
QUARTERLY SALES PRICES OF LARGER ($5 MILLION+) COMMERCIAL/MULTIFAMILY PROPERTIES

Properties and portfolios $5 million and greater

Price per unit or sq. ft.



Capitalization rate



Source: Real Capital Analytics.

QUARTERLY SALES PRICES OF LARGER ($5 MILLION+) COMMERCIAL/MULTIFAMILY PROPERTIES

Properties and portfolios $5 million and greater

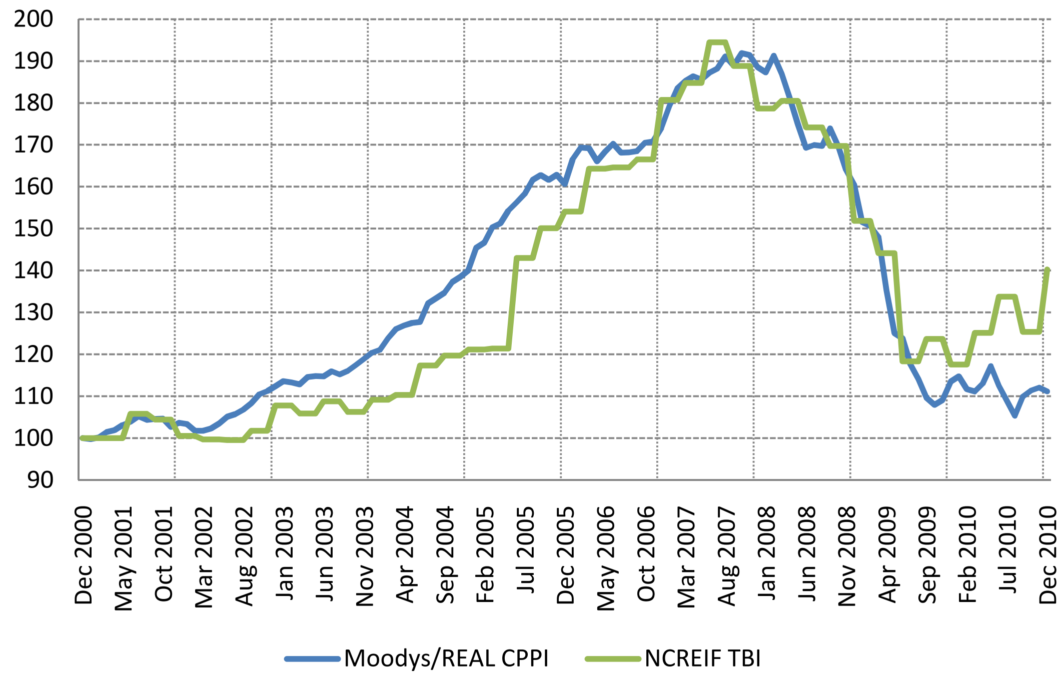
	Price per unit or sq. ft.					Capitalization Rate				
Year	**Q1**	**Q2**	**Q3**	**Q4**	**Q4 Year-over-year % change**	**Q1**	**Q2**	**Q3**	**Q4**	**Q4 Year-over-year % change**
APARTMENT	($1000/unit)									
2005	$ 88	$ 106	$ 108	$ 115	22%	6.4%	6.2%	5.9%	5.8%	-11%
2006	$ 107	$ 93	$ 103	$ 121	5%	5.9%	6.1%	6.1%	6.2%	7%
2007	$ 99	$ 101	$ 111	$ 102	-16%	6.1%	6.1%	6.2%	6.2%	0%
2008	$ 97	$ 94	$ 113	$ 86	-15%	6.2%	6.4%	6.5%	7.0%	13%
2009	$ 87	$ 86	$ 81	$ 86	0%	6.9%	7.0%	7.1%	7.0%	1%
2010	$ 120	$ 96	$ 117	$ 111	29%	6.9%	6.8%	6.7%	6.6%	-6%
INDUSTRIAL	($/sq. ft)									
2005	$ 62	$ 61	$ 68	$ 65	-3%	8.2%	7.5%	7.6%	7.5%	-6%
2006	$ 76	$ 75	$ 69	$ 72	10%	7.1%	7.4%	7.2%	7.1%	-5%
2007	$ 74	$ 75	$ 78	$ 75	4%	6.9%	6.8%	6.9%	7.2%	0%
2008	$ 71	$ 71	$ 72	$ 69	-7%	7.2%	7.3%	7.5%	7.9%	11%
2009	$ 74	$ 64	$ 61	$ 52	-25%	8.3%	8.3%	8.6%	8.7%	10%
2010	$ 52	$ 67	$ 70	$ 52	1%	8.7%	8.1%	8.5%	8.2%	-7%
OFFICE	($/sq. ft)									
2005	$ 184	$ 207	$ 187	$ 201	15%	7.6%	7.5%	7.1%	7.0%	-8%
2006	$ 214	$ 217	$ 233	$ 222	11%	7.0%	7.1%	6.8%	6.8%	-3%
2007	$ 269	$ 295	$ 254	$ 265	19%	6.5%	6.3%	6.5%	6.5%	-4%
2008	$ 240	$ 286	$ 276	$ 213	-20%	6.9%	7.0%	7.2%	7.3%	13%
2009	$ 263	$ 137	$ 193	$ 176	-17%	7.9%	8.0%	8.2%	8.9%	21%
2010	$ 144	$ 208	$ 214	$ 239	36%	8.2%	8.0%	7.3%	6.9%	-23%
RETAIL	($/sq. ft)									
2005	$ 147	$ 164	$ 147	$ 166	6%	7.4%	7.2%	7.3%	6.9%	-8%
2006	$ 162	$ 158	$ 172	$ 184	11%	6.8%	7.1%	6.9%	6.7%	-2%
2007	$ 197	$ 192	$ 181	$ 169	-8%	6.6%	6.5%	6.6%	6.7%	0%
2008	$ 190	$ 208	$ 186	$ 178	6%	6.9%	6.8%	6.8%	7.2%	8%
2009	$ 151	$ 159	$ 145	$ 136	-24%	7.3%	7.7%	8.1%	8.3%	15%
2010	$ 145	$ 136	$ 155	$ 186	37%	8.2%	8.0%	7.7%	7.6%	-8%
TOTAL	($1000/unit or $/sq. ft)*									
2005	$ 110	$ 127	$ 121	$ 129	4%	7.2%	7.1%	6.8%	6.7%	-9%
2006	$ 124	$ 128	$ 135	$ 145	13%	6.6%	6.9%	6.7%	6.7%	0%
2007	$ 169	$ 162	$ 149	$ 129	-11%	6.5%	6.4%	6.5%	6.5%	-3%
2008	$ 124	$ 141	$ 145	$ 120	-7%	6.7%	6.9%	7.0%	7.3%	13%
2009	$ 128	$ 97	$ 109	$ 103	-15%	7.6%	7.7%	7.9%	8.1%	11%
2010	$ 108	$ 120	$ 131	$ 127	24%	7.8%	7.7%	7.4%	7.1%	-12%

Source: Real Capital Analytics.

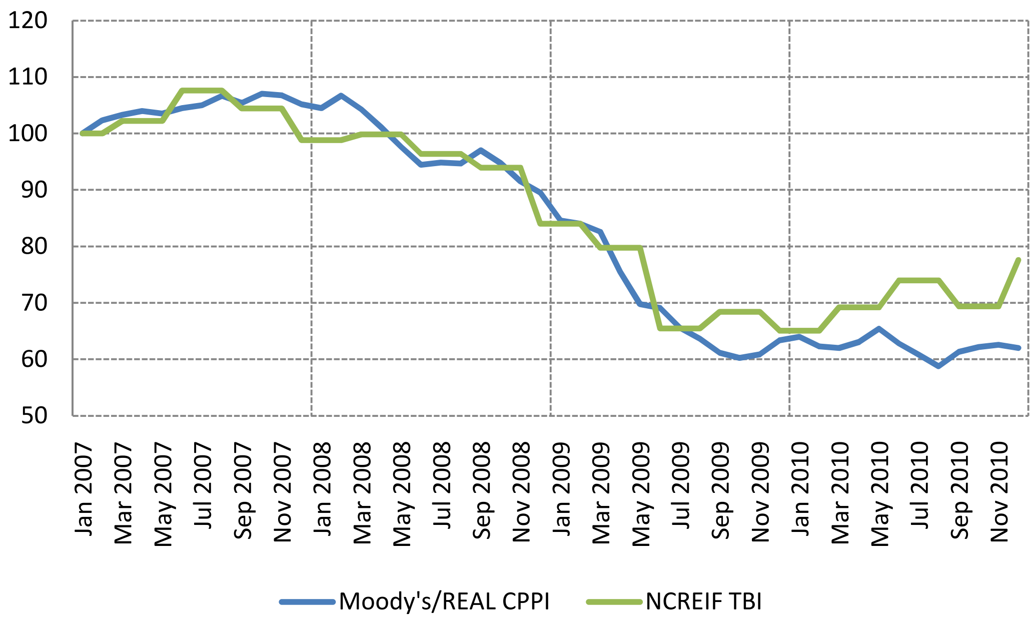
COMMERCIAL/MULTIFAMILY PROPERTY PRICES AS REFLECTED IN SELECTED INDICES

Re-Indexed Values of the Moody's/REAL CPPI and NCREIF Transaction Based Index

December 2000 = 100



January 2007 = 100



Source: MBA, Moody's Investors Services and MIT

COMMERCIAL/MULTIFAMILY PROPERTY PRICES AS REFLECTED IN SELECTED INDICES

Changes in the Moody's/REAL CPPI and NCREIF Transaction Based Index

	Year-over-year Change	
	Moody's/ REAL CPPI	NCREIF TBI
2001 -- December	3.7%	0.6%
2002 -- December	8.5%	7.2%
2003 -- December	7.1%	1.3%
2004 -- December	16.3%	11.0%
2005 -- December	14.7%	27.2%
2006 -- December	8.4%	17.3%
2007 -- December	8.3%	-1.2%
2008 -- December	-14.9%	-15.0%
2009 -- December	-29.2%	-22.5%
2010 -- December	-2.1%	19.3%

	Month-over month	Quarter-over-quarter	
	Moody's/ REAL CPPI	Moody's/ REAL CPPI	NCREIF TBI
2008 -- December	-2.2%	-7.7%	-10.6%
2009 -- January	-5.5%		
2009 -- February	-0.6%		
2009 -- March	-1.7%	-7.7%	-5.1%
2009 -- April	-8.6%		
2009 -- May	-7.6%		
2009 -- June	-1.0%	-16.4%	-17.9%
2009 -- July	-5.1%		
2009 -- August	-3.0%		
2009 -- September	-3.9%	-11.5%	4.6%
2009 -- October	-1.5%		
2009 -- November	1.0%		
2009 -- December	4.1%	3.6%	-4.9%
2010 -- January	1.0%		
2010 -- February	-2.6%		
2010 -- March	-0.5%	-2.1%	6.4%
2010 -- April	1.7%		
2010 -- May	3.6%		
2010 -- June	-4.0%	1.2%	6.9%
2010 -- July	-3.1%		
2010 -- August	-3.3%		
2010 -- September	4.3%	-2.3%	-6.2%
2010 -- October	1.3%		
2010 -- November	0.6%		
2010 -- December	-0.9%	1.1%	11.9%
Current price relative to peak	58%		72%

Source: Mortgage Bankers Association, Moody's Investors Services and MIT

PROFILE OF COMMERCIAL REAL ESTATE PROPERTIES BY CBSA, COUNTY AND STATE

Top 10 CBSA Ranked by Total Number of Commercial Properties, as of March 6, 2011

CBSA Name	Number of Properties
New York-Northern New Jersey-Long Island, NY-NJ-PA	717,679
Chicago-Joliet-Naperville, IL-IN-WI	661,785
Houston-Sugar Land-Baytown, TX	602,100
Riverside-San Bernardino-Ontario, CA	601,179
Los Angeles-Long Beach-Santa Ana, CA	501,397
Dallas-Fort Worth-Arlington, TX	457,322
Phoenix-Mesa-Glendale, AZ	367,134
Atlanta-Sandy Springs-Marietta, GA	310,354
Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	309,371
St. Louis, MO-IL	260,421

Top 10 Counties Ranked by Total Number of Commercial Properties

County	Number of Properties
LOS ANGELES County, CA	431,039
COOK County, IL	363,491
RIVERSIDE County, CA	331,888
SAN BERNARDINO County, CA	269,291
MARICOPA County, AZ	263,226
HARRIS County, TX	239,696
LEE County, FL	228,267
SAN DIEGO County, CA	213,612
KERN County, CA	183,104
MOHAVE County, AZ	178,630

Top 10 States Ranked by Total Number of Commercial Properties

State	Number of Properties
TX	3,899,955
CA	2,732,094
FL	2,501,312
OH	1,761,719
IL	1,445,992
NY	1,259,624
PA	1,214,970
IN	1,164,656
NC	1,056,936
IA	1,044,629

Source: CoreLogic www.corelogic.com/cre

The data used in this report is compiled from multiple resources including county tax assessor and recorder of deeds sources, as well as proprietary resources. Property level records were used in aggregate to derive all the charts & graphs. Other property type represents commercially classified properties that are not categorized Apartment, Industrial, Retail, Office or Hotel in county records. Some examples are medical offices, agricultural sites such as farms, forests and vineyards as well as various recreational buildings. This classification also represents properties that were defined by the reporting appraisers office with a generic “commercial” classification and no sub-classification was available to us via the public records.

PROFILE OF COMMERCIAL REAL ESTATE SALES

Total Sales of U.S. Commercial and Multifamily Properties by Dollar Amount

	4Q 2010 Number of Properties Sold	Percent	*Rolling 4 Quarters* Number of Properties Sold	Percent
Apartment (10 or more units)				
Less than $1 million	1,575	52.0%	6,621	57.4%
$1 - $5 million	1,098	36.2%	3,920	34.0%
$5 - $10 million	178	5.9%	482	4.2%
Greater than $10 million	180	5.9%	520	4.5%
Industrial				
Less than $1 million	777	36.7%	2,588	38.7%
$1 - $5 million	1,028	48.6%	3,300	49.4%
$5 - $10 million	161	7.6%	445	6.7%
Greater than $10 million	149	7.0%	347	5.2%
Retail				
Less than $1 million	890	43.1%	3,482	47.1%
$1 - $5 million	973	47.1%	3,336	45.2%
$5 - $10 million	111	5.4%	324	4.4%
Greater than $10 million	90	4.4%	244	3.3%
Office				
Less than $1 million	445	42.3%	1,806	48.3%
$1 - $5 million	427	40.6%	1,474	39.4%
$5 - $10 million	68	6.5%	182	4.9%
Greater than $10 million	113	10.7%	281	7.5%
Hotel				
Less than $1 million	13	8.4%	201	27.9%
$1 - $5 million	96	62.3%	379	52.6%
$5 - $10 million	16	10.4%	60	8.3%
Greater than $10 million	29	18.8%	80	11.1%
Other				
Less than $1 million	766	46.9%	2,784	48.1%
$1 - $5 million	724	44.3%	2,590	44.7%
$5 - $10 million	74	4.5%	236	4.1%
Greater than $10 million	69	4.2%	179	3.1%
Total				
Less than $1 million	4,466	44.4%	17,482	48.7%
$1 - $5 million	4,346	43.2%	14,999	41.8%
$5 - $10 million	608	6.0%	1,729	4.8%
Greater than $10 million	630	6.3%	1,651	4.6%

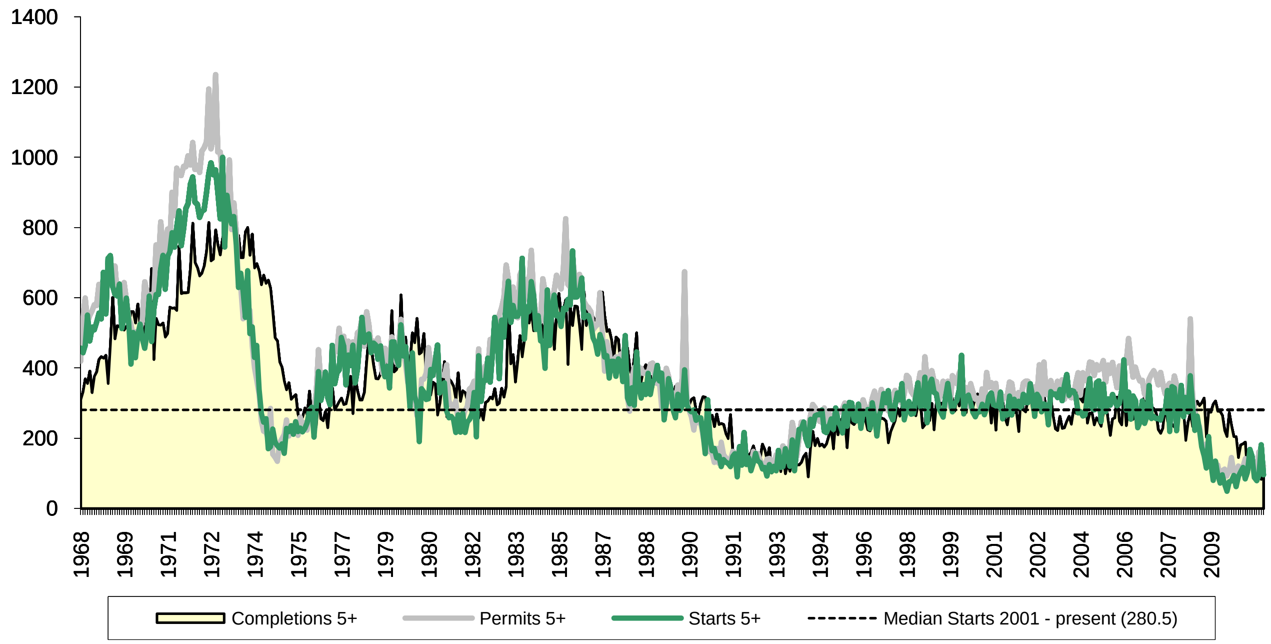
Source: CoreLogic www.corelogic.com/cre

The data used in this report is compiled from multiple resources including county tax assessor and recorder of deeds sources, as well as proprietary resources. Property level records were used in aggregate to derive all the charts & graphs. Other property type represents commercially classified properties that are not categorized Apartment, Industrial, Retail, Office or Hotel in county records. Some examples are medical offices, agricultural sites such as farms, forests and vineyards as well as various recreational buildings. This classification also represents properties that were defined by the reporting appraisers office with a generic “commercial” classification and no sub-classification was available to us via the public records.

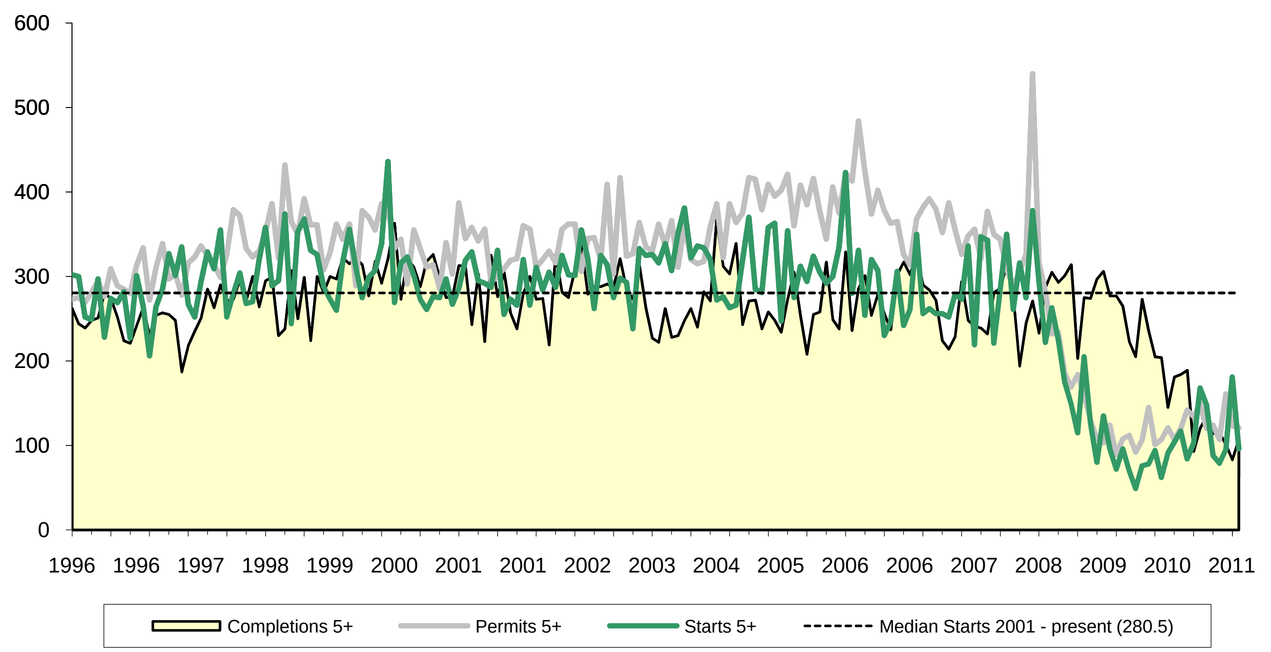
MULTIFAMILY BUILDING PERMITS, STARTS AND COMPLETIONS

Thousands of Units Permitted, Started and Completed
in Structures with 5 or More Units, Seasonally Adjusted Annual Rate

1968 to present



1996 to present



Source: U.S. Census Bureau

MULTIFAMILY BUILDING PERMITS, STARTS AND COMPLETIONS

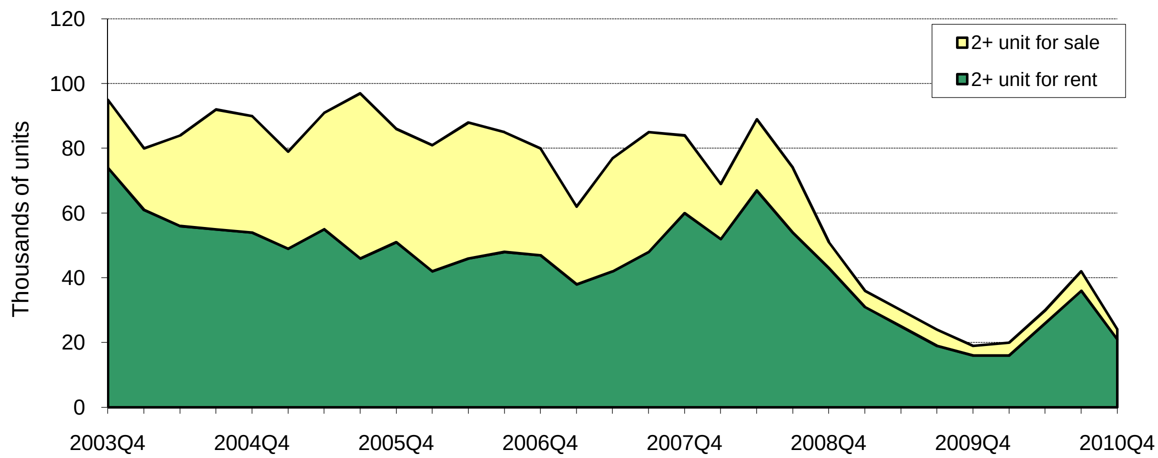
Number of Units Permitted, Started and Completed in Structures with 5 or More Units, Seasonally Adjusted Annual Rate

	Thousands of Units			Percent Change		
	Permits	Starts	Completions	Permits	Starts	Completions
					Year-over-year	
2000	329	299	305	-6.2%	-2.4%	1.8%
2001	335	293	281	1.8%	-2.1%	-7.8%
2002	341	308	288	1.8%	5.2%	2.6%
2003	346	315	261	1.3%	2.4%	-9.5%
2004	366	303	287	5.9%	-3.9%	10.0%
2005	389	311	258	6.3%	2.8%	-10.1%
2006	384	293	284	-1.3%	-6.0%	10.2%
2007	359	277	253	-6.5%	-5.3%	-11.0%
2008	295	266	277	-17.7%	-4.1%	9.6%
2009	121	97	260	-59.0%	-63.4%	-6.3%
2010	131	104	146	7.8%	7.2%	-43.8%
					Month-over-month	
Feb 2010	107	62	204	5.9%	-34.0%	-0.5%
Mar 2010	121	91	145	13.1%	46.8%	-28.9%
Apr 2010	107	104	181	-11.6%	14.3%	24.8%
May 2010	120	117	184	12.1%	12.5%	1.7%
Jun 2010	142	84	189	18.3%	-28.2%	2.7%
Jul 2010	134	103	93	-5.6%	22.6%	-50.8%
Aug 2010	150	168	120	11.9%	63.1%	29.0%
Sep 2010	120	148	135	-20.0%	-11.9%	12.5%
Oct 2010	124	88	114	3.3%	-40.5%	-15.6%
Nov 2010	107	79	115	-13.7%	-10.2%	0.9%
Dec 2010	161	95	101	50.5%	20.3%	-12.2%
Jan 2011	123	181	83	-23.6%	90.5%	-17.8%
Feb 2011	121	96	107	-1.6%	-47.0%	28.9%
Percent change Feb 2010 to Feb 2011	13.1%	54.8%	-47.5%			

Source: U.S. Census Bureau

NEW PRIVATELY OWNED HOUSING UNITS STARTED, BY PURPOSE
Thousands of Units

Quarter	TOTAL	1-Family Units	Units in Buildings with 2 or More Units Total	For Rent	For Sale	Percent for Rent
2004Q1	425	345	80	61	19	76%
2004Q2	540	456	84	56	28	67%
2004Q3	532	440	92	55	37	60%
2004Q4	460	370	90	54	36	60%
2005Q1	448	369	79	49	30	62%
2005Q2	576	485	91	55	36	60%
2005Q3	568	471	97	46	51	47%
2005Q4	478	392	86	51	35	59%
2006Q1	464	382	82	42	39	51%
2006Q2	521	433	88	46	42	52%
2006Q3	457	372	85	48	37	56%
2006Q4	358	278	80	47	33	59%
2007Q1	322	260	62	38	24	61%
2007Q2	410	333	77	42	35	55%
2007Q3	350	265	85	48	37	56%
2007Q4	272	188	84	60	24	71%
2008Q1	231	162	69	52	17	75%
2008Q2	283	194	89	67	22	75%
2008Q3	237	163	74	54	20	73%
2008Q4	154	103	51	43	8	84%
2009Q1	114	78	36	31	5	86%
2009Q2	154	124	30	25	5	83%
2009Q3	162	138	24	19	5	79%
2009Q4	124	105	19	16	3	84%
2010Q1	134	114	20	16	4	80%
2010Q2	172	142	30	26	4	87%
2010Q3	161	119	42	36	6	86%
2010Q4	120	96	24	21	3	88%



Source: U.S. Census Bureau

3. Production

Quarterly Survey of Commercial/Multifamily Mortgage Bankers Originations

February 7, 2011

Mortgage bankers originated $110 billion of commercial and multifamily mortgages during 2010 – an increase of 36 percent from 2009, according to preliminary estimates based on the Mortgage Bankers Association's (MBA) Quarterly Survey of Commercial/Multifamily Mortgage Bankers Originations.

Life insurance companies were a leading source of lending in 2010, with origination volumes 155 percent higher than 2009 levels. Fannie Mae, Freddie Mac and FHA/Ginnie Mae also saw strong volumes, with increases in production for FHA/Ginnie Mae offsetting a decline in production for Fannie Mae/Freddie Mac. Originations for commercial banks saw a year-over-year decline, while originations for CMBS conduits increased more than 10-fold.

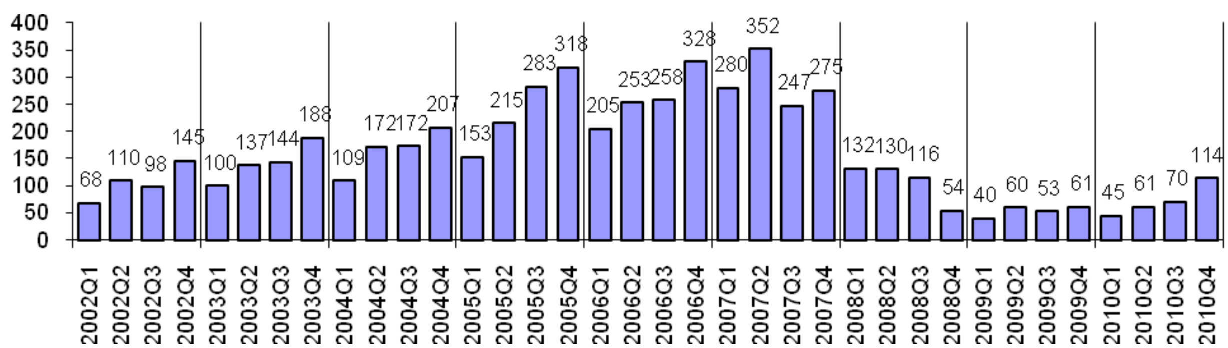
"Commercial and multifamily mortgage originations jumped 63 percent in the fourth quarter, pulling the annual total for 2010 up to a preliminary estimate of $110 billion," said Jamie Woodwell, MBA's Vice President of Commercial Real Estate Research. "Life companies and FHA led the increase in dollar volumes, but a large percentage increase in originations for CMBS is likely the most symbolic change from last year."

FOURTH QUARTER 2010 EIGHTY-EIGHT PERCENT HIGHER THAN FOURTH QUARTER 2009

The 88 percent overall increase in commercial/multifamily lending activity between the fourth quarter of 2009 and the fourth quarter of 2010 was driven by increases in originations for office and hotel properties. When compared to the fourth quarter of 2009, the increase included a 170 percent increase in loans for office properties, a 169 percent increase in loans for hotel properties, a 98 percent increase in loans for industrial properties, a 94 percent increase in loans for retail properties, an 81 percent increase in multifamily property loans, and a 4 percent increase in health care property loans.

Among investor types, loans for conduits for CMBS saw a 60-fold increase compared to last year's fourth quarter. There was also a 170 percent increase in loans for life insurance companies, a 65 percent increase

Commercial/Multifamily Mortgage Bankers Originations Index
2001 quarterly average = 100



for Government Sponsored Enterprises (or GSEs – Fannie Mae and Freddie Mac), and loans originated for commercial bank portfolios saw a decrease of 25 percent.

FOURTH QUARTER 2010 SIXTY-THREE PERCENT HIGHER THAN THIRD QUARTER 2010
Fourth quarter 2010 mortgage originations were 63 percent higher than originations in the third quarter of 2010. Origination volumes typically grow over the course of the year, and changes between the third and fourth quarters are likely driven at least in part by seasonal factors. Among investor types, loans for conduits for CMBS saw an increase in loan volume of 298 percent compared to the third quarter, originations for commercial bank portfolios increased 102 percent from the third quarter to the fourth quarter of 2010, loans for GSEs saw an increase in loan volume of 68 percent, and loans for life insurance companies increased by 42 percent during the same time span.

Compared to the third quarter, fourth quarter originations for hotel properties saw a 333 percent increase. There was a 204 percent increase for health care properties, a 119 percent increase for retail properties, a 76 percent increase for office properties, a 38 percent increase for multifamily properties, and a 3 percent increase for industrial properties.

To view the report, please visit the following Web link:
http://www.mortgagebankers.org/files/Research/CommercialOriginations/4Q10CMFOriginationsSurvey.pdf

MBA will release detailed figures on 2010 commercial/multifamily origination volumes at the end of March in its Annual Origination Summation report.

Detailed statistics on the size and scope of the commercial/multifamily origination market are available from these MBA commercial/multifamily research reports.

- Commercial Real Estate/Multifamily Finance: Annual Origination Volume Summation, 2009
- Commercial Real Estate/Multifamily Finance Firms: Annual Origination Volumes, 2009

Commercial/Multifamily Mortgage Bankers Originations Index
By Investor Group

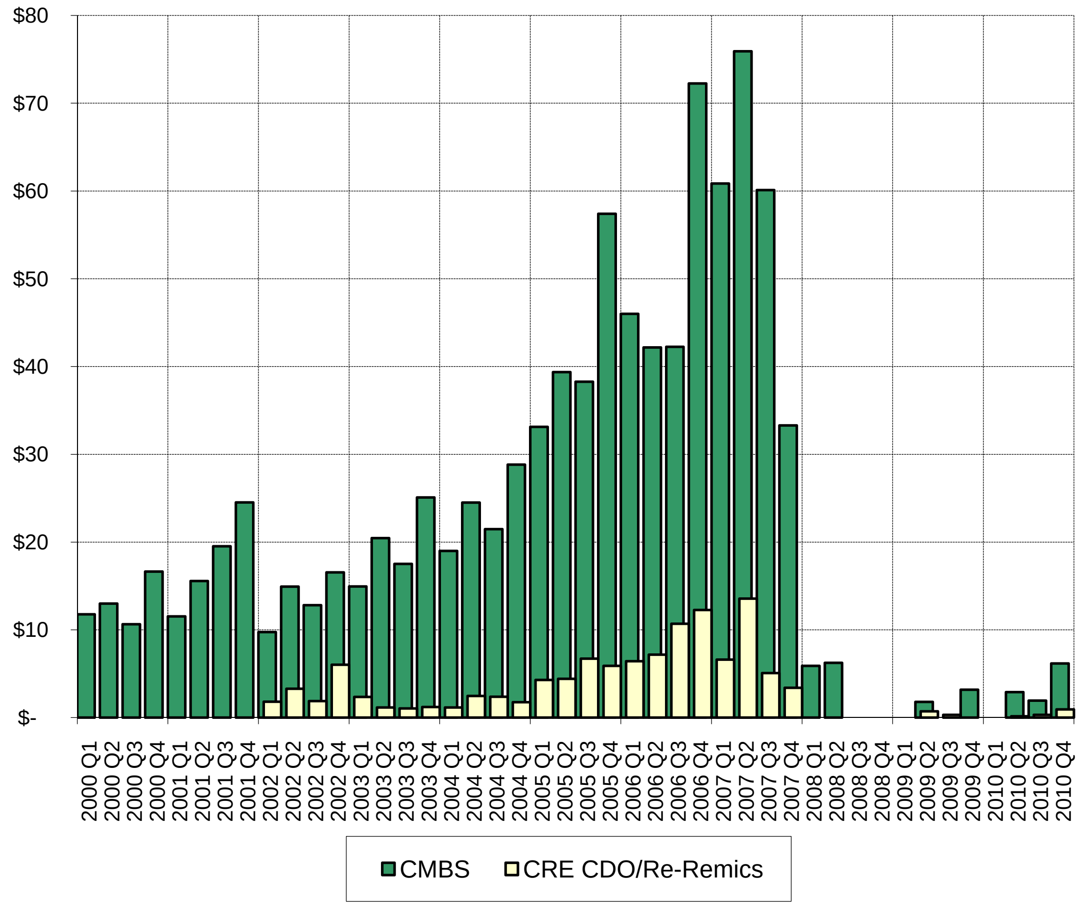
	Origination Volume Index (2001 Avg Qtr = 100)				Percent Change,	Average Loan Size ($millions)			
	Q1	Q2	Q3	Q4	Q4-to-Q4	Q1	Q2	Q3	Q4
TOTAL									
2005	153	215	283	318	54%	$ 10.1	$ 11.2	$ 13.1	$ 12.3
2006	205	253	258	328	3%	$ 11.2	$ 11.1	$ 13.6	$ 13.7
2007	280	352	247	275	-16%	$ 13.8	$ 15.6	$ 13.3	$ 16.0
2008	132	130	116	54	-80%	$ 12.3	$ 12.3	$ 10.8	$ 9.0
2009	40	60	53	61	12%	$ 8.4	$ 11.8	$ 9.9	$ 11.0
2010	45	61	70	114	88%	$ 9.2	$ 11.1	$ 10.5	$ 13.0
Conduits									
2005	209	355	445	395	52%	$ 15.1	$ 14.8	$ 16.0	$ 13.4
2006	283	343	287	519	32%	$ 13.6	$ 15.3	$ 15.3	$ 21.1
2007	456	606	206	357	-31%	$ 18.4	$ 18.4	$ 14.0	$ 52.9
2008	19	9	15	6	-98%	$ 16.0	$ 16.5	$ 40.4	$ 30.9
2009	1	4	2	1	-82%	$ 5.5	$ 20.4	$ 18.2	$ 12.4
2010	5	11	16	62	6110%	$ 45.4	$ 37.4	$ 30.5	$ 69.6
Commercial Banks									
2005	242	420	447	596	70%	$ 6.5	$ 12.3	$ 13.9	$ 13.8
2006	397	457	543	552	-7%	$ 10.3	$ 8.6	$ 15.9	$ 12.1
2007	316	408	445	521	-6%	$ 10.0	$ 15.7	$ 13.3	$ 14.0
2008	228	289	129	74	-86%	$ 11.2	$ 17.6	$ 6.0	$ 8.9
2009	47	49	62	86	17%	$ 6.1	$ 6.1	$ 6.4	$ 8.2
2010	45	44	32	64	-25%	$ 4.9	$ 7.0	$ 4.9	$ 7.6
Life Insurance Companies									
2005	138	174	225	274	46%	$ 8.7	$ 8.7	$ 10.1	$ 8.8
2006	140	206	199	191	-30%	$ 8.7	$ 9.0	$ 10.6	$ 9.1
2007	158	175	222	163	-15%	$ 9.9	$ 9.6	$ 13.0	$ 9.7
2008	119	128	163	44	-73%	$ 10.1	$ 10.7	$ 13.9	$ 7.8
2009	41	59	69	93	112%	$ 13.4	$ 12.5	$ 12.4	$ 15.6
2010	94	147	176	250	170%	$ 17.0	$ 16.1	$ 15.5	$ 17.0
Fannie Mae/Freddie Mac									
2005	72	89	109	143	8%	$ 11.0	$ 9.0	$ 10.3	$ 12.8
2006	94	99	113	138	-4%	$ 12.9	$ 10.2	$ 12.4	$ 11.6
2007	114	112	181	194	41%	$ 9.8	$ 10.2	$ 14.3	$ 10.9
2008	185	186	208	164	-15%	$ 11.7	$ 10.1	$ 13.3	$ 12.0
2009	136	189	143	122	-26%	$ 11.4	$ 16.8	$ 14.8	$ 13.8
2010	70	85	120	202	65%	$ 9.8	$ 11.3	$ 12.6	$ 13.5

Commercial/Multifamily Mortgage Bankers Originations Index
By Property Type

	Origination Volume Index (2001 Avg Qtr = 100)				Percent Change,	Average Loan Size ($millions)			
	Q1	Q2	Q3	Q4	Q4-to-Q4	Q1	Q2	Q3	Q4
Multifamily									
2005	116	153	193	234	49%	$ 10.7	$ 11.1	$ 12.3	$ 13.3
2006	143	166	155	238	2%	$ 11.6	$ 11.4	$ 12.3	$ 14.2
2007	180	195	176	220	-7%	$ 11.8	$ 12.5	$ 11.8	$ 15.0
2008	132	113	123	83	-62%	$ 12.6	$ 11.0	$ 12.1	$ 11.4
2009	51	89	74	77	-8%	$ 9.5	$ 15.3	$ 12.9	$ 12.4
2010	49	67	101	138	81%	$ 9.4	$ 11.1	$ 12.6	$ 13.0
Office									
2005	158	226	299	346	65%	$ 13.3	$ 15.5	$ 17.4	$ 17.5
2006	198	255	277	375	8%	$ 15.4	$ 14.0	$ 18.4	$ 19.6
2007	321	302	191	100	-73%	$ 24.0	$ 21.1	$ 17.4	$ 12.0
2008	79	105	76	28	-72%	$ 15.7	$ 19.0	$ 15.6	$ 10.8
2009	27	20	33	29	4%	$ 9.6	$ 10.8	$ 14.9	$ 15.5
2010	35	55	45	79	170%	$ 13.4	$ 19.3	$ 14.6	$ 16.5
Retail									
2005	198	321	339	445	63%	$ 7.9	$ 8.9	$ 9.5	$ 9.2
2006	307	343	327	423	-5%	$ 9.3	$ 8.6	$ 10.1	$ 11.6
2007	384	459	264	264	-38%	$ 11.8	$ 12.1	$ 10.4	$ 9.1
2008	181	169	185	47	-82%	$ 15.8	$ 13.5	$ 15.5	$ 7.5
2009	43	83	71	95	101%	$ 11.0	$ 16.7	$ 10.8	$ 13.6
2010	85	75	84	184	94%	$ 14.5	$ 10.8	$ 11.0	$ 18.9
Industrial									
2005	166	230	325	380	88%	$ 6.7	$ 8.3	$ 9.6	$ 8.6
2006	222	308	270	392	3%	$ 8.3	$ 8.7	$ 9.8	$ 10.1
2007	254	286	249	196	-50%	$ 10.5	$ 10.2	$ 10.2	$ 9.4
2008	161	124	151	48	-76%	$ 11.6	$ 9.4	$ 9.1	$ 8.8
2009	80	43	64	76	59%	$ 18.4	$ 7.2	$ 8.9	$ 11.4
2010	57	123	145	150	98%	$ 9.4	$ 13.8	$ 14.6	$ 12.6
Hotel									
2005	210	515	1,107	563	112%	$ 13.6	$ 31.6	$ 52.0	$ 21.9
2006	558	681	990	676	20%	$ 24.8	$ 28.7	$ 42.5	$ 24.6
2007	762	2,931	815	3,035	349%	$ 31.6	$ 55.8	$ 33.8	$ 199.5
2008	308	371	107	36	-99%	$ 40.0	$ 38.5	$ 23.1	$ 22.5
2009	36	84	57	74	105%	$ 67.5	$ 29.0	$ 35.3	$ 48.7
2010	20	99	46	198	169%	$ 12.3	$ 47.5	$ 22.0	$ 50.6
Health Care									
2005	129	192	559	559	51%	$ 7.8	$ 7.6	$ 14.1	$ 12.5
2006	287	532	434	523	-7%	$ 12.6	$ 10.7	$ 9.7	$ 10.2
2007	471	458	1,081	540	3%	$ 8.4	$ 11.7	$ 14.6	$ 10.7
2008	400	758	442	288	-47%	$ 7.8	$ 8.5	$ 6.5	$ 6.8
2009	82	224	183	289	1%	$ 3.7	$ 4.7	$ 5.9	$ 10.7
2010	26	54	99	301	4%	$ 3.9	$ 5.1	$ 9.3	$ 20.7

QUARTERLY ISSUANCE OF
COMMERCIAL MORTGAGE BACKED SECURITIES (CMBS) and
COMMERCIAL REAL ESTATE COLLATERALIZED DEBT OBLIGATIONS (CDOs)

Billions of Dollars



Source: Commercial Real Estate Direct

QUARTERLY ISSUANCE OF
COMMERCIAL MORTGAGE BACKED SECURITIES (CMBS) and
COMMERCIAL REAL ESTATE COLLATERALIZED DEBT OBLIGATIONS (CRE CDOs)/RE-REMICS

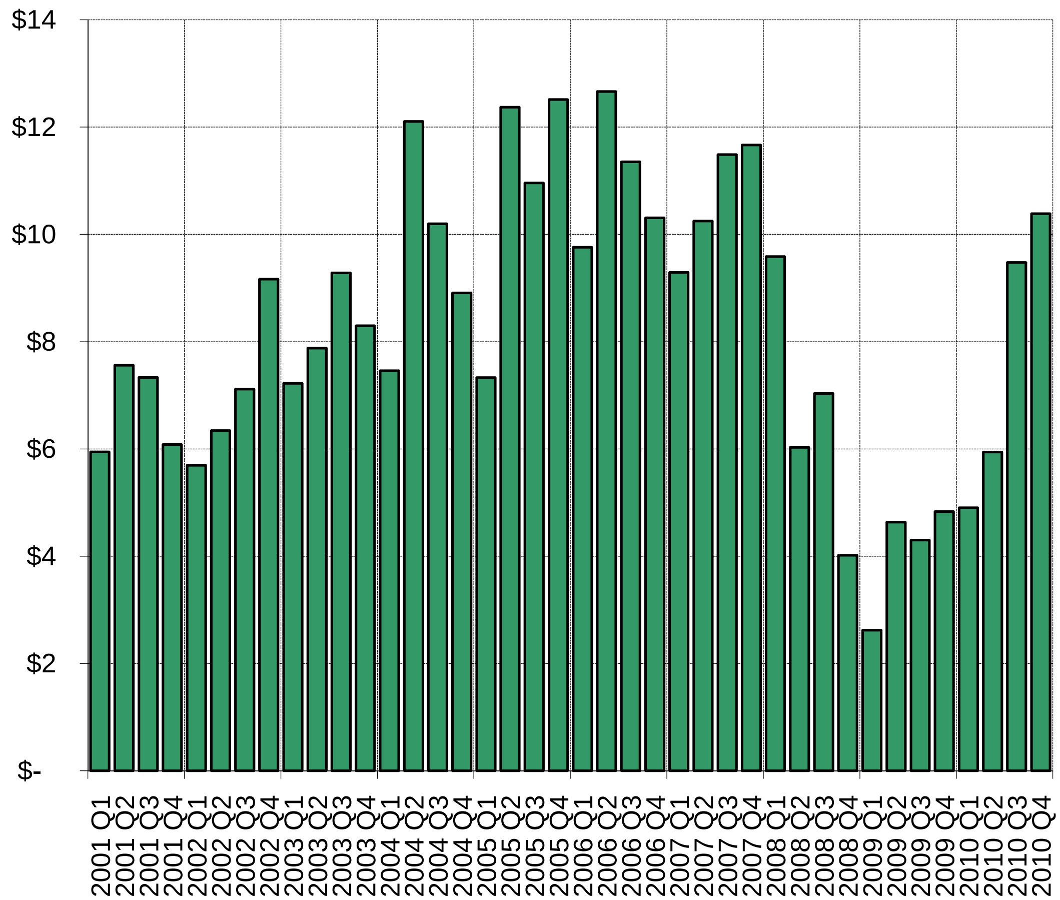
Billions of Dollars

					Annual		YTD Q4	
Year	Q1	Q2	Q3	Q4	Total	Percent change	Total	Percent change
U.S. CMBS ISSUANCE								
2000	$ 11.77	$ 13.00	$ 10.65	$ 16.64	$ 52.05		$ 52.05	
2001	$ 11.53	$ 15.57	$ 19.53	$ 24.53	$ 71.16	37%	$ 71.16	37%
2002	$ 9.74	$ 14.93	$ 12.81	$ 16.54	$ 54.03	-24%	$ 54.03	-24%
2003	$ 14.94	$ 20.45	$ 17.51	$ 25.09	$ 77.99	44%	$ 77.99	44%
2004	$ 18.99	$ 24.50	$ 21.47	$ 28.82	$ 93.78	20%	$ 93.78	20%
2005	$ 33.13	$ 39.37	$ 38.27	$ 57.40	$ 168.17	79%	$ 168.17	79%
2006	$ 46.01	$ 42.18	$ 42.25	$ 72.25	$ 202.69	21%	$ 202.69	21%
2007	$ 60.85	$ 75.92	$ 60.10	$ 33.30	$ 230.17	14%	$ 230.17	14%
2008	$ 5.91	$ 6.24	$ -	$ -	$ 12.15	-95%	$ 12.15	-95%
2009	$ -	$ 1.79	$ -	$ 3.18	$ 4.97	-59%	$ 4.97	-59%
2010	$ -	$ 2.91	$ 1.93	$ 6.18	$ 11.01	121%	$ 11.01	121%
CRE CDO/RE-REMICS ISSUANCE								
2002	$ 1.82	$ 3.29	$ 1.88	$ 6.03	$ 13.02		$ 13.02	
2003	$ 2.37	$ 1.16	$ 1.05	$ 1.22	$ 5.80	-55%	$ 5.80	-55%
2004	$ 1.16	$ 2.48	$ 2.39	$ 1.77	$ 7.80	35%	$ 7.80	35%
2005	$ 4.29	$ 4.42	$ 6.72	$ 5.90	$ 21.33	173%	$ 21.33	173%
2006	$ 6.43	$ 7.18	$ 10.70	$ 12.26	$ 36.57	71%	$ 36.57	71%
2007	$ 6.61	$ 13.56	$ 5.09	$ 3.40	$ 28.66	-22%	$ 28.66	-22%
2008	$ -	$ -	$ -	$ -	$ -	-100%	$ -	-100%
2009	$ -	$ 0.71	$ 0.32	$ -	$ 1.03	N/A	$ 1.03	N/A
2010	$ -	$ 0.15	$ 0.32	$ 0.94	$ 1.40	36%	$ 1.40	36%
TOTAL								
2002	$ 11.56	$ 18.22	$ 14.69	$ 22.58	$ 67.05		$ 67.05	
2003	$ 17.31	$ 21.61	$ 18.56	$ 26.31	$ 83.79	25%	$ 83.79	25%
2004	$ 20.16	$ 26.98	$ 23.86	$ 30.59	$ 101.58	21%	$ 101.58	21%
2005	$ 37.42	$ 43.79	$ 44.99	$ 63.30	$ 189.50	87%	$ 189.50	87%
2006	$ 52.43	$ 49.37	$ 52.95	$ 84.52	$ 239.26	26%	$ 239.26	26%
2007	$ 67.46	$ 89.48	$ 65.19	$ 36.70	$ 258.82	8%	$ 258.82	8%
2008	$ 5.91	$ 6.24	$ -	$ -	$ 12.15	-95%	$ 12.15	-95%
2009	$ -	$ 2.51	$ 0.32	$ 3.18	$ 6.01	-51%	$ 6.01	-51%
2010	$ -	$ 3.05	$ 2.25	$ 7.11	$ 12.41	107%	$ 12.41	107%

Source: Commercial Real Estate Direct

QUARTERLY COMMERCIAL MORTGAGE COMMITMENTS BY LIFE INSURANCE COMPANIES

Billions of Dollars



Source: American Council of Life Insurance Companies (ACLI).
a. Annual figures may not equal the sum of quarterly figures due to change in reporting.

QUARTERLY COMMERCIAL MORTGAGE COMMITMENTS
BY LIFE INSURANCE COMPANIES

Billions of Dollars

					Annual (a)		YTD Q4	
Year	Q1	Q2	Q3	Q4	Total	Percent change	Total	Percent change
2001	$ 5.95	$ 7.56	$ 7.33	$ 6.08	$ 26.92		$ 26.92	
2002	$ 5.69	$ 6.34	$ 7.12	$ 9.17	$ 28.32	5%	$ 28.32	5%
2003	$ 7.22	$ 7.88	$ 9.28	$ 8.30	$ 32.68	15%	$ 32.68	15%
2004	$ 7.46	$ 12.11	$ 10.20	$ 8.91	$ 38.67	18%	$ 38.67	18%
2005	$ 7.33	$ 12.37	$ 10.96	$ 12.51	$ 43.17	12%	$ 43.17	12%
2006	$ 9.76	$ 12.66	$ 11.35	$ 10.31	$ 44.08	2%	$ 44.08	2%
2007	$ 9.29	$ 10.25	$ 11.49	$ 11.67	$ 42.69	-3%	$ 42.69	-3%
2008	$ 9.59	$ 6.03	$ 7.03	$ 4.02	$ 26.67	-38%	$ 26.67	-38%
2009	$ 2.62	$ 4.63	$ 4.30	$ 4.83	$ 16.39	-39%	$ 16.39	-39%
2010	$ 4.90	$ 5.94	$ 9.47	$ 10.39	$ 30.71	87%	$ 30.71	87%

Source: American Council of Life Insurance Companies (ACLI)
a. Annual figures may not equal the sum of quarterly figures due to changes in reporting.

Commercial/Multifamily Mortgage Debt Outstanding

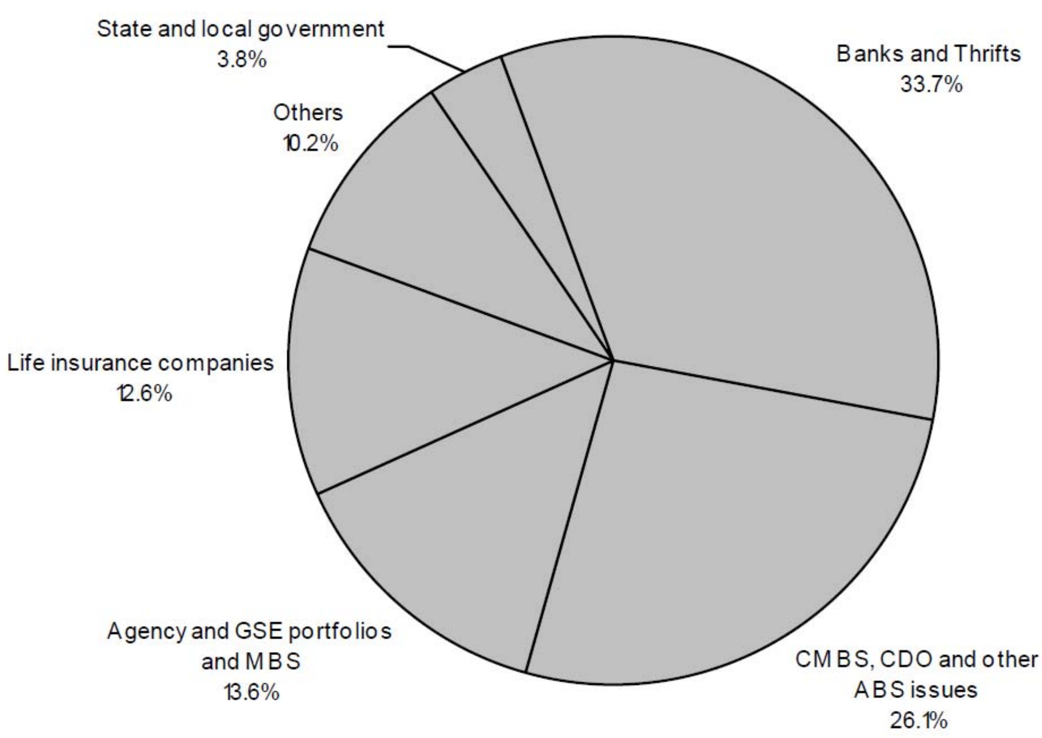
March 17, 2011

The level of commercial/multifamily mortgage debt outstanding decreased by 0.5 percent in the fourth quarter of 2010, to $2.4 trillion, according to the Mortgage Bankers Association (MBA) analysis of the Federal Reserve Board Flow of Funds data. On a year-over-year basis, the amount of mortgage debt outstanding at the end of 2010 was $67 billion lower than at the end of 2009, a decline of 2.7 percent.

Beginning with the fourth quarter 2010 release, MBA's analysis more accurately reflects the true level of mortgages backed by income-producing commercial and multifamily properties. The changes are detailed in Appendix A of the report.

The $2.4 trillion in commercial/multifamily mortgage debt outstanding recorded by the Federal Reserve was $12 billion lower than the third quarter 2010 figure. Multifamily mortgage debt outstanding rose to $798 billion, an increase of $3 billion or 0.3 percent from the third quarter.

Commercial Multifamily Mortgage Debt Outstanding
By Investor Group, Fourth Quarter 2010



"The change in the balance of commercial and multifamily mortgage debt outstanding was driven by a decline in the amount of CMBS loans outstanding," said Jamie Woodwell, MBA's Vice President of Commercial Real Estate Research. "The $50 billion dollars of CMBS loans that paid-off, paid down or were resolved during the year represented 75 percent of the total decline. Strong originations by FHA, Fannie Mae and Freddie Mac led to an increase in the level of multifamily mortgages outstanding."

The Federal Reserve Flow of Funds data summarizes the holdings of loans or, if the loans are securitized, the form of the security. For example, many life insurance companies invest both in whole loans for which they hold the mortgage note (and which appear in this data under Life Insurance Companies) and in commercial mortgage-backed securities (CMBS), collateralized debt obligations (CDOs) and other asset backed securities (ABS) for which the security issuers and trustees hold the note (and which appear here under CMBS, CDO and other ABS issuers).

MBA recently improved its reporting of commercial and multifamily mortgage debt outstanding. The new reporting excludes two categories of loans that had formerly been included – loans for acquisition, development and construction and loans collateralized by owner-occupied commercial properties. By excluding these loan types, the analysis here more accurately reflects the balance of loans supported by office buildings, retail centers, apartment buildings and other income-producing properties that rely on rents and leases to make their payments.

Commercial banks continue to hold the largest share of commercial/multifamily mortgages, $802 billion, or 34 percent of the total.

CMBS, CDO and other ABS issues are the second largest holders of commercial/multifamily mortgages, holding $621 billion, or 26 percent of the total. Agency and GSE portfolios and MBS hold $325 billion, or 14 percent of the total, and life insurance companies hold $299 billion, or 13 percent of the total. Many life insurance companies, banks and the GSEs purchase and hold a large number of CMBS, CDO and other ABS issues. These loans appear in the CMBS, CDO and other ABS categories.

MULTIFAMILY MORTGAGE DEBT OUTSTANDING

Looking solely at multifamily mortgages, the agency and GSE portfolios and MBS hold the largest share of multifamily mortgages, with $325 billion or 41 percent of the total multifamily debt outstanding. They are followed by banks and thrifts with $215 billion, or 27 percent of the total. CMBS, CDO and other ABS issuers hold $99 billion, or 12 percent of the total; state and local governments holds $74 billion, or 9 percent of the total; life insurance companies with $47 billion, or 6 percent of the total; and the federal government holds $14 billion, or 2 percent of the total.

CHANGES IN COMMERCIAL/MULTIFAMILY MORTGAGE DEBT OUTSTANDING

In the fourth quarter of 2010, CMBS, CDO and other ABS issues saw the largest decrease in dollar terms in their holdings of commercial/multifamily mortgage debt – a decrease of $15 billion or 2 percent. Finance companies decreased their holdings of commercial/multifamily mortgages by $2 billion or 4 percent. The household sector decreased its holdings of commercial/multifamily mortgages by $799 million or 5 percent.

In percentage terms, nonfinancial corporate business saw the largest decrease in their holdings of commercial/multifamily mortgages, a drop of 10 percent. The household sector saw their holdings decrease by 5 percent.

CHANGES IN MULTIFAMILY MORTGAGE DEBT OUTSTANDING

The $3 billion increase in multifamily mortgage debt outstanding between the third quarter and fourth quarter 2010 represents a 0.3 percent increase. In dollar terms, agency and GSE portfolios and MBS saw the largest increase in their holdings of multifamily mortgage debt, an increase of $7 billion, or 2 percent. State and local government increased their holdings of multifamily mortgage debt by $661 million, or 1 percent. The federal government increased by $34 million, or 0.2 percent. CMBS, CDO, and other ABS issues saw the biggest decrease in their holdings of multifamily mortgage debt, by $4 billion or 4 percent.

In percentage terms, agency and GSE portfolios and MBS recorded the biggest increase in their holdings of multifamily mortgages at 2 percent. Nonfinancial corporate business saw the biggest decrease at 10 percent.

CHANGES IN COMMERCIAL/MULTIFAMILY MORTGAGE DEBT OUTSTANDING DURING 2010

Between December 2009 and December 2010, CMBS, CDO and other ABS issues saw the largest decrease in dollar terms in their holdings of commercial/multifamily mortgage debt - a decrease of $50 billion, or 8 percent. Banks and thrifts decreased their holdings of commercial/multifamily mortgages by $11 billion or 1 percent. Agency and GSE portfolios and MBS experienced a net increase of $15 billion or 5 percent.

In percentage terms, nonfinancial corporate business saw the biggest decrease in their holdings of commercial/multifamily mortgages, a drop of 30 percent. Private pension funds saw the biggest increase of 11 percent.

The $7 billion increase in multifamily mortgage debt outstanding during 2010 represents a 0.9 percent increase. In dollar terms, agency and GSE portfolios and MBS saw the largest increase in their holdings of multifamily mortgage debt - an increase of $15 billion or 5 percent. State and local government saw an increase of $2 billion in their holdings or 3 percent. Banks and thrifts saw an increase of $2 billion in their holdings or 1 percent.

In percentage terms, private pension funds recorded the biggest increase in their holdings of multifamily mortgages, 16 percent, while nonfinancial corporate business saw the biggest decrease, 30 percent.

MBA's analysis is based on data from the Federal Reserve Board's *Flow of Funds Account of the United States* and the Federal Deposit Insurance Corporation's *Quarterly Banking*. More information on the construction of this data series is contained in Appendix A in the report.

YEAR END COMMERCIAL AND MULTIFAMILY MORTGAGE DEBT OUTSTANDING

Commercial and Multifamily Mortgage Debt Outstanding, by Sector

	Mortgage Debt Outstanding				Change		Sector Share of $ Change
	2010 Q4		2009 Q4				
	($millions)	% of total	($millions)	% of total	($millions)	Percent	
Bank and Thrift	802,275	33.7%	813,612	33.3%	-11,337	-1.4%	16.9%
CMBS, CDO and other ABS issues	620,888	26.1%	671,304	27.5%	-50,416	-7.5%	75.1%
Agency and GSE portfolios and MBS	324,550	13.6%	309,787	12.7%	14,763	4.8%	-22.0%
Life insurance companies	298,662	12.6%	306,228	12.5%	-7,566	-2.5%	11.3%
State and local government	89,691	3.8%	86,453	3.5%	3,238	3.7%	-4.8%
Federal government	78,433	3.3%	82,448	3.4%	-4,015	-4.9%	6.0%
Finance companies	63,611	2.7%	69,696	2.9%	-6,085	-8.7%	9.1%
REITs	31,627	1.3%	31,688	1.3%	-61	-0.2%	0.1%
Nonfarm noncorporate business	21,100	0.9%	22,173	0.9%	-1,073	-4.8%	1.6%
Household sector	16,720	0.7%	19,220	0.8%	-2,500	-13.0%	3.7%
Private pension funds	12,921	0.5%	11,598	0.5%	1,323	11.4%	-2.0%
Nonfinancial corporate business	7,285	0.3%	10,378	0.4%	-3,093	-29.8%	4.6%
State and local government retirement funds	5,912	0.2%	5,953	0.2%	-41	-0.7%	0.1%
Other insurance companies	4,137	0.2%	4,446	0.2%	-309	-7.0%	0.5%
TOTAL	**2,377,812**		**2,444,984**		**-67,172**	**-2.7%**	

Source: MBA, Federal Reserve Board of Governors, and FDIC

Note: Beginning with the Q4 2010 release, MBA's analysis of mortgage debt outstanding more accurately reflects the true level of mortgages backed by income-producing commercial and multifamily properties. Previous releases do not incorporate these improvements.

YEAR END MULTIFAMILY MORTGAGE DEBT OUTSTANDING

Multifamily Mortgage Debt Outstanding, by Sector

	Mortgage Debt Outstanding							
	2010 Q4		2009 Q4		Change		Sector Share of $ Change
	($millions)	% of total	($millions)	% of total	($millions)	Percent	
Agency and GSE portfolios and MBS	324,550	40.7%	309,787	39.2%	14,763	4.8%	203.0%
Bank and Thrift	214,755	26.9%	212,721	26.9%	2,034	1.0%	28.0%
CMBS, CDO and other ABS issues	98,682	12.4%	107,393	13.6%	-8,711	-8.1%	-119.8%
State and local government	74,276	9.3%	72,044	9.1%	2,232	3.1%	30.7%
Life insurance companies	47,309	5.9%	48,507	6.1%	-1,198	-2.5%	-16.5%
Federal government	14,364	1.8%	14,667	1.9%	-303	-2.1%	-4.2%
Nonfarm noncorporate business	11,679	1.5%	12,274	1.6%	-595	-4.8%	-8.2%
Finance companies	4,081	0.5%	5,105	0.6%	-1,024	-20.1%	-14.1%
State and local government retirement funds	2,735	0.3%	2,790	0.4%	-55	-2.0%	-0.8%
Private pension funds	3,161	0.4%	2,729	0.3%	432	15.8%	5.9%
REITs	1,680	0.2%	1,862	0.2%	-182	-9.8%	-2.5%
Nonfinancial corporate business	280	0.0%	399	0.1%	-119	-29.8%	-1.6%
TOTAL	**797,552**		**790,278**		**7,274**	**0.9%**	

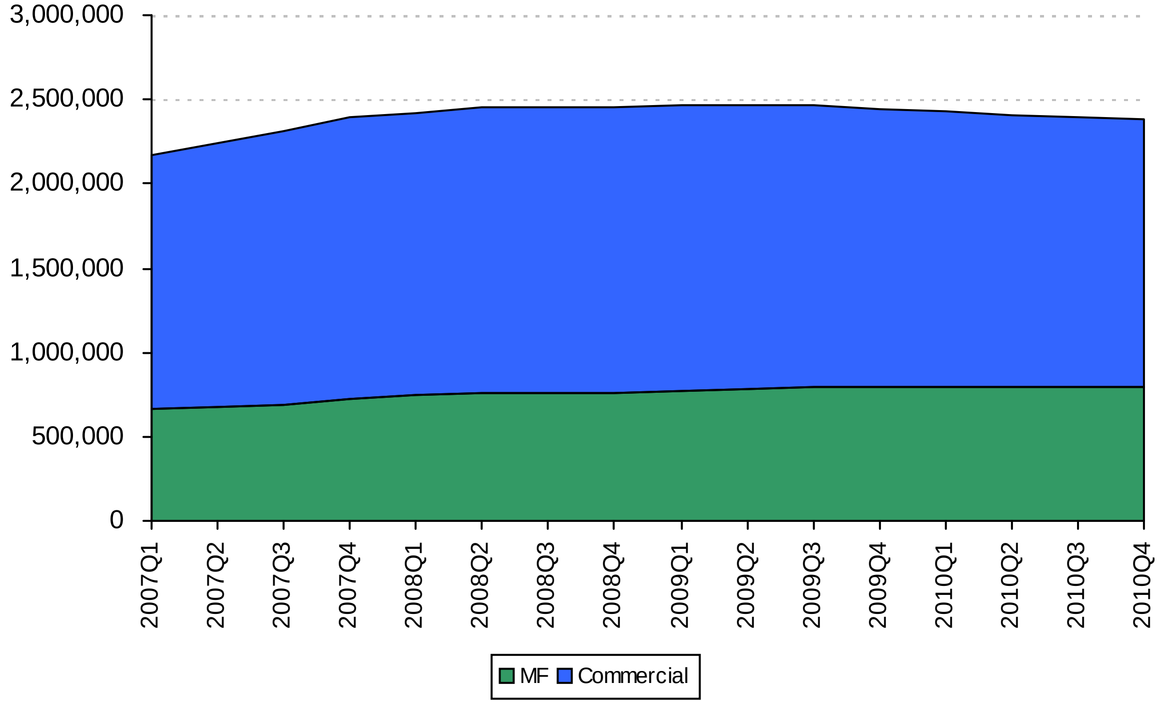
Source: MBA, Federal Reserve Board of Governors, and FDIC

Note: Beginning with the Q4 2010 release, MBA's analysis of mortgage debt outstanding more accurately reflects the true level of mortgages backed by income-producing commercial and multifamily properties. Previous releases do not incorporate these improvements.

COMMERCIAL AND MULTIFAMILY MORTGAGE DEBT OUTSTANDING

Total Commercial and Multifamily Mortgage Debt Outstanding, by Quarter

($millions)



Source: MBA, Federal Reserve Board of Governors, and FDIC

QUARTERLY COMMERCIAL AND MULTIFAMILY MORTGAGE DEBT OUTSTANDING

Commercial and Multifamily Mortgage Debt Outstanding, by Sector

	Mortgage Debt Outstanding				Change		Sector Share of $ Change
	2010 Q4		2010 Q3				
	($millions)	% of total	($millions)	% of total	($millions)	Percent	
Bank and Thrift	802,275	33.7%	803,042	33.6%	-767	-0.1%	6.4%
CMBS, CDO and other ABS issues	620,888	26.1%	635,643	26.6%	-14,755	-2.3%	122.3%
Agency and GSE portfolios and MBS	324,550	13.6%	317,206	13.3%	7,344	2.3%	-60.9%
Life insurance companies	298,662	12.6%	298,796	12.5%	-134	0.0%	1.1%
State and local government	89,691	3.8%	88,558	3.7%	1,133	1.3%	-9.4%
Federal government	78,433	3.3%	78,802	3.3%	-369	-0.5%	3.1%
Finance companies	63,611	2.7%	65,915	2.8%	-2,304	-3.5%	19.1%
REITs	31,627	1.3%	31,747	1.3%	-120	-0.4%	1.0%
Nonfarm noncorporate business	21,100	0.9%	21,244	0.9%	-144	-0.7%	1.2%
Household sector	16,720	0.7%	17,519	0.7%	-799	-4.6%	6.6%
Private pension funds	12,921	0.5%	13,085	0.5%	-164	-1.3%	1.4%
Nonfinancial corporate business	7,285	0.3%	8,059	0.3%	-774	-9.6%	6.4%
State and local government retirement funds	5,912	0.2%	6,030	0.3%	-118	-2.0%	1.0%
Other insurance companies	4,137	0.2%	4,229	0.2%	-92	-2.2%	0.8%
TOTAL	**2,377,812**		**2,389,875**		**-12,063**	**-0.5%**	

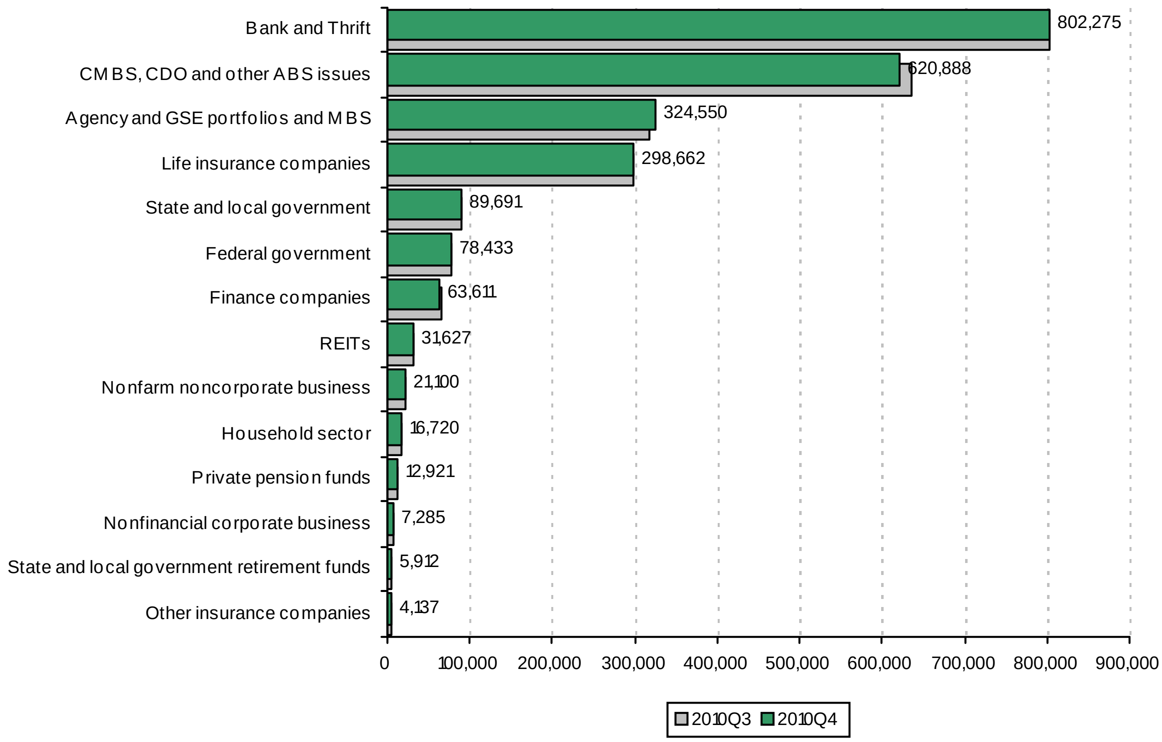
Source: MBA, Federal Reserve Board of Governors, and FDIC

Note: Beginning with the Q4 2010 release, MBA's analysis of mortgage debt outstanding more accurately reflects the true level of mortgages backed by income-producing commercial and multifamily properties. Previous releases do not incorporate these improvements.

COMMERCIAL AND MULTIFAMILY MORTGAGE DEBT OUTSTANDING

Total Commercial and Multifamily Mortgage Debt Outstanding, by Sector

($millions)

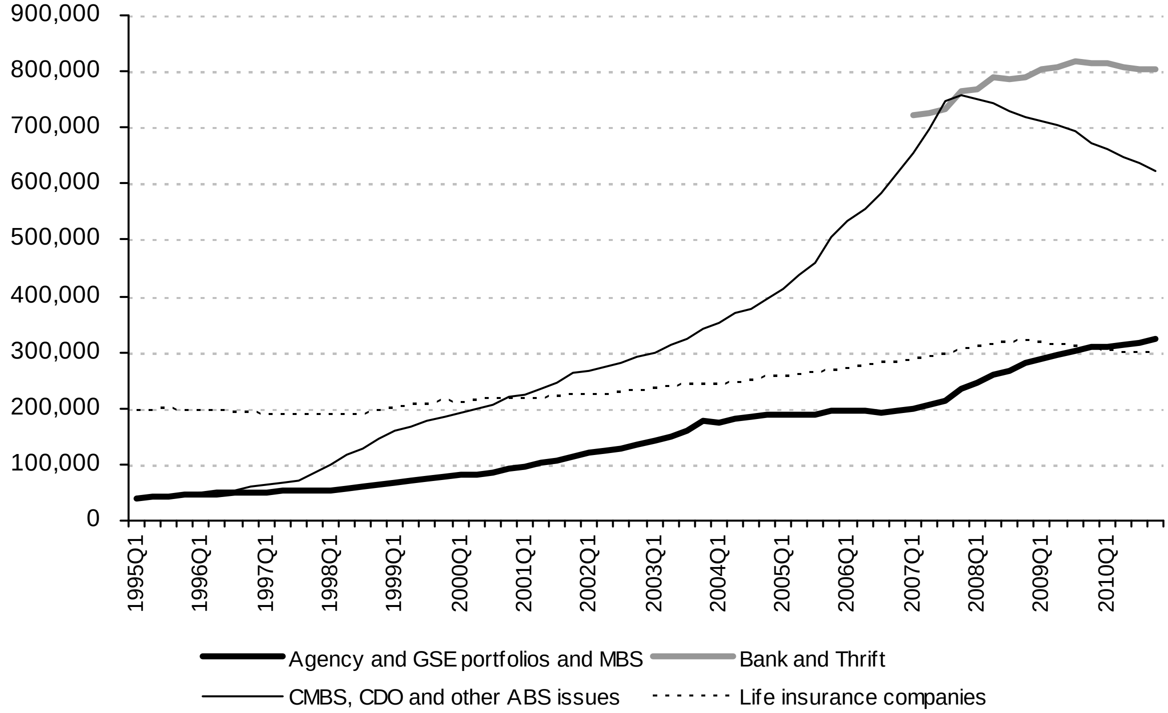


Source: MBA, Federal Reserve Board of Governors, and FDIC

COMMERCIAL AND MULTIFAMILY MORTGAGE DEBT OUTSTANDING

Total Commercial and Multifamily Mortgage Debt Outstanding, by Selected Sector by Quarter

($millions)

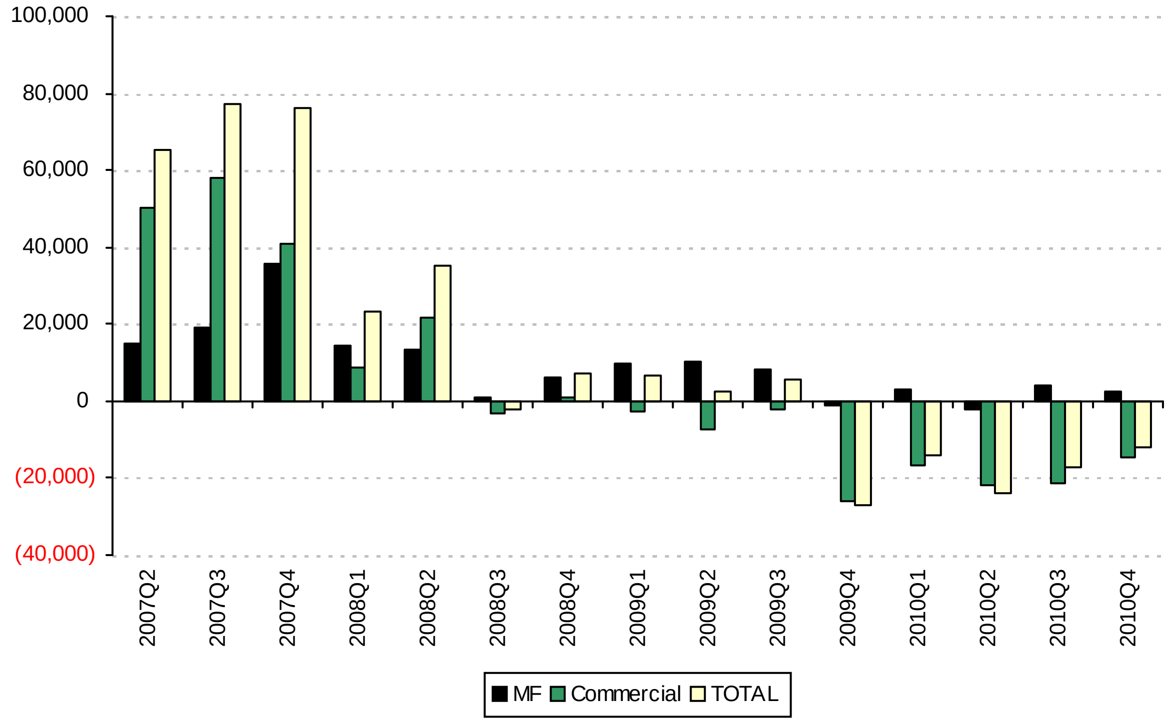


Source: MBA, Federal Reserve Board of Governors, and FDIC

COMMERCIAL AND MULTIFAMILY MORTGAGE FLOWS

Net Change in Commercial and Multifamily Mortgage Debt Outstanding, by Quarter

($millions)

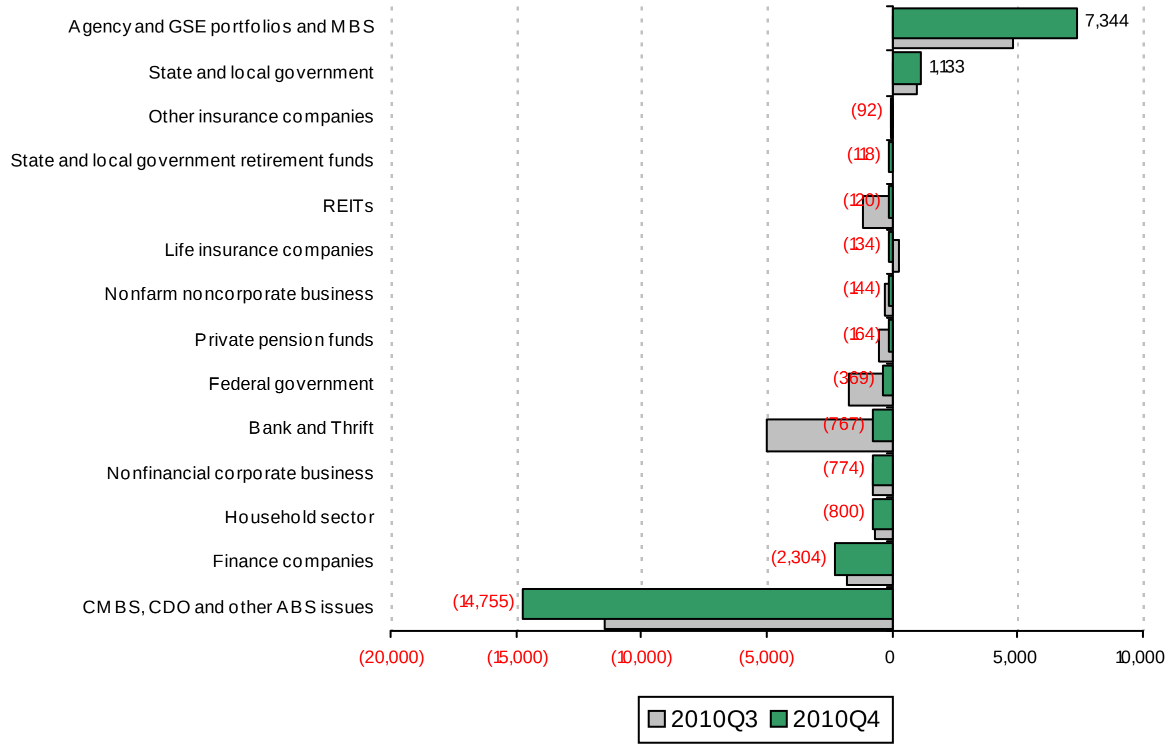


Source: MBA, Federal Reserve Board of Governors, and FDIC

COMMERCIAL AND MULTIFAMILY MORTGAGE FLOWS

Net Change in Commercial and Multifamily Mortgage Debt Outstanding, by Sector

($millions)



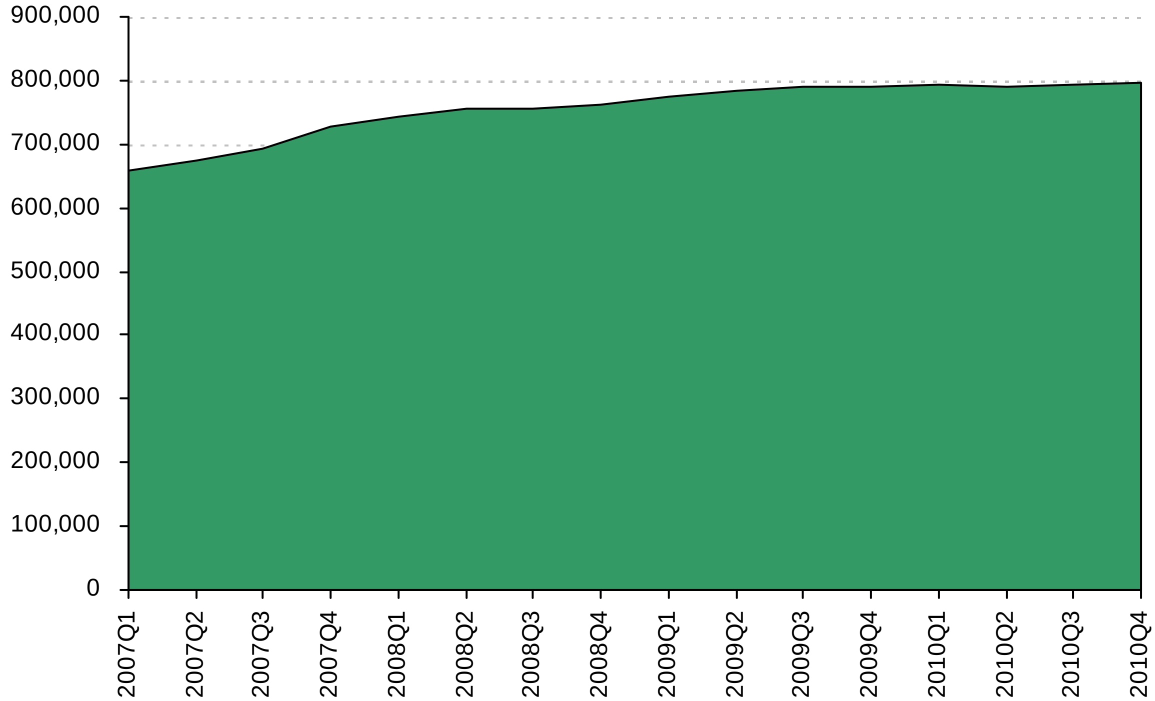
Source: MBA, Federal Reserve Board of Governors, and FDIC

MULTIFAMILY MORTGAGE DEBT OUTSTANDING

MULTIFAMILY MORTGAGE DEBT OUTSTANDING

Total Multifamily Mortgage Debt Outstanding, by Quarter

($millions)



Source: MBA, Federal Reserve Board of Governors, and FDIC

QUARTERLY MULTIFAMILY MORTGAGE DEBT OUTSTANDING

Multifamily Mortgage Debt Outstanding, by Sector

	Mortgage Debt Outstanding				Change		Sector Share of $ Change
	2010 Q4		2010 Q3				
	($millions)	% of total	($millions)	% of total	($millions)	Percent	
Agency and GSE portfolios and MBS	324,550	40.7%	317,206	39.9%	7,344	2.3%	281.6%
Bank and Thrift	214,755	26.9%	215,600	27.1%	-845	-0.4%	-32.4%
CMBS, CDO and other ABS issues	98,682	12.4%	102,663	12.9%	-3,981	-3.9%	-152.6%
State and local government	74,276	9.3%	73,615	9.3%	661	0.9%	25.3%
Life insurance companies	47,309	5.9%	47,330	6.0%	-21	0.0%	-0.8%
Federal government	14,364	1.8%	14,330	1.8%	34	0.2%	1.3%
Nonfarm noncorporate business	11,679	1.5%	11,759	1.5%	-80	-0.7%	-3.1%
Finance companies	4,081	0.5%	4,399	0.6%	-318	-7.2%	-12.2%
Private pension funds	3,161	0.4%	3,196	0.4%	-35	-1.1%	-1.3%
State and local government retirement funds	2,735	0.3%	2,827	0.4%	-92	-3.3%	-3.5%
REITs	1,680	0.2%	1,709	0.2%	-29	-1.7%	-1.1%
Nonfinancial corporate business	280	0.0%	310	0.0%	-30	-9.7%	-1.2%
TOTAL	**797,552**		**794,944**		**2,608**	**0.3%**	

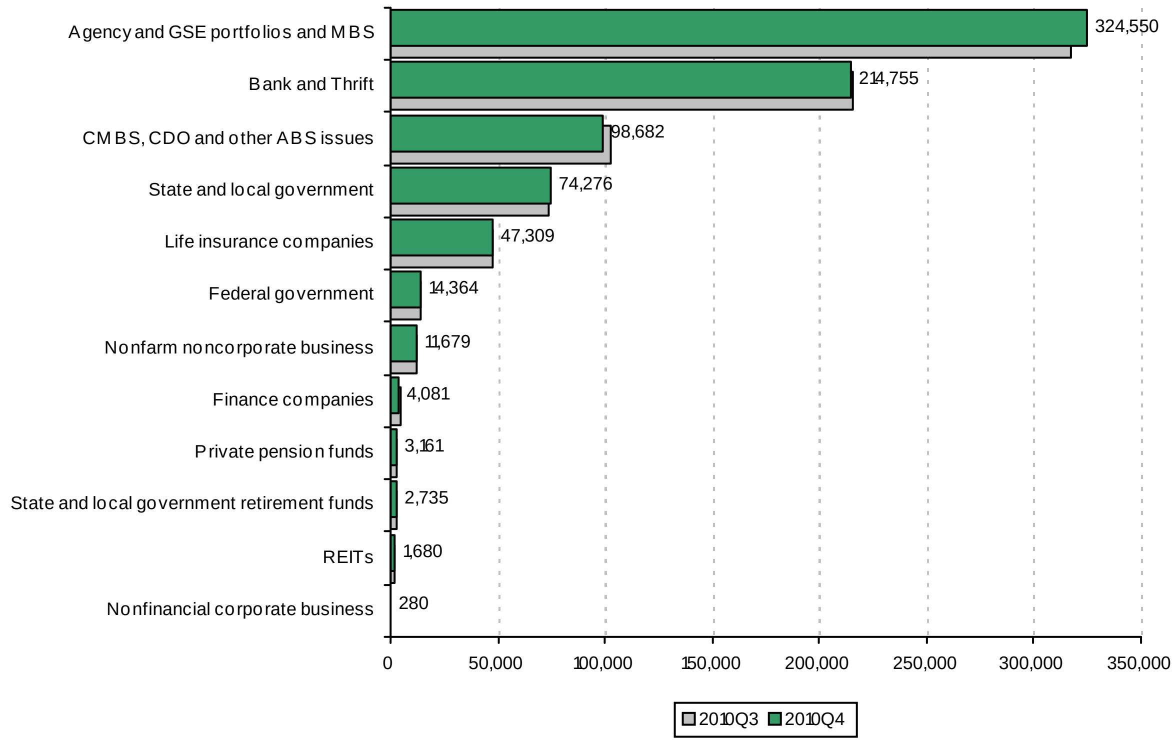
Source: MBA, Federal Reserve Board of Governors, and FDIC

Note: Beginning with the Q4 2010 release, MBA's analysis of mortgage debt outstanding more accurately reflects the true level of mortgages backed by income-producing commercial and multifamily properties. Previous releases do not incorporate these improvements.

MULTIFAMILY MORTGAGE DEBT OUTSTANDING

Total Multifamily Mortgage Debt Outstanding, by Sector

($millions)

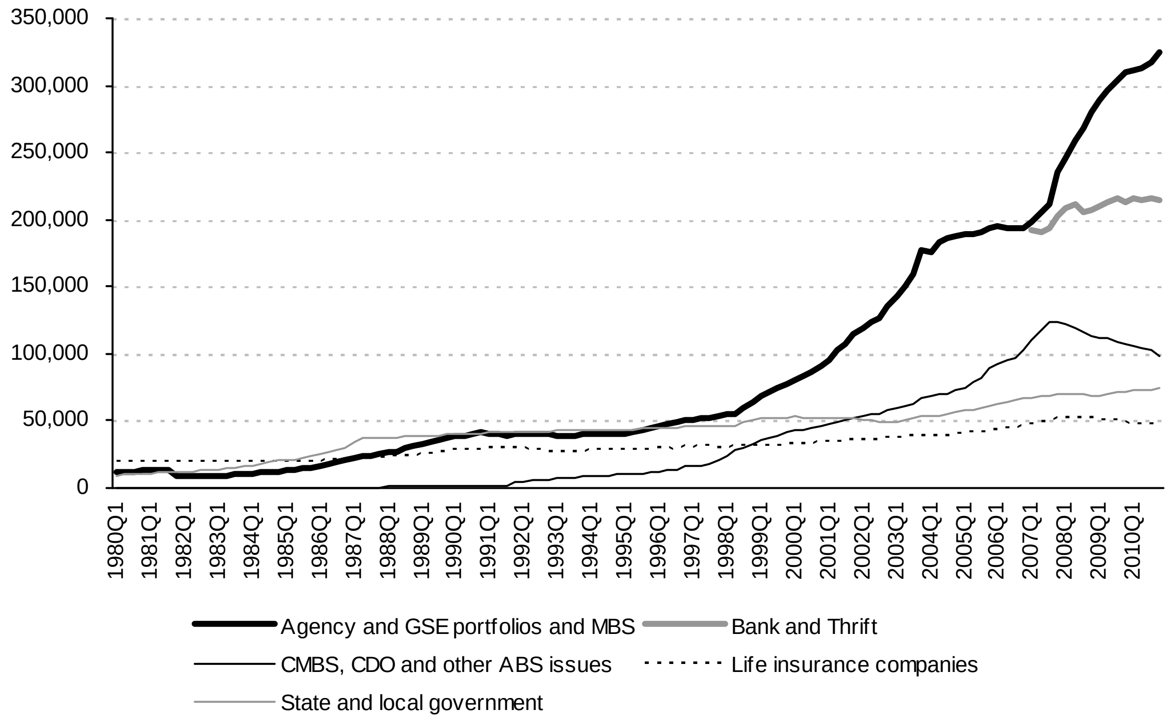


Source: MBA, Federal Reserve Board of Governors, and FDIC

MULTIFAMILY MORTGAGE DEBT OUTSTANDING

Total Multifamily Mortgage Debt Outstanding, by Selected Sector by Quarter

($millions)

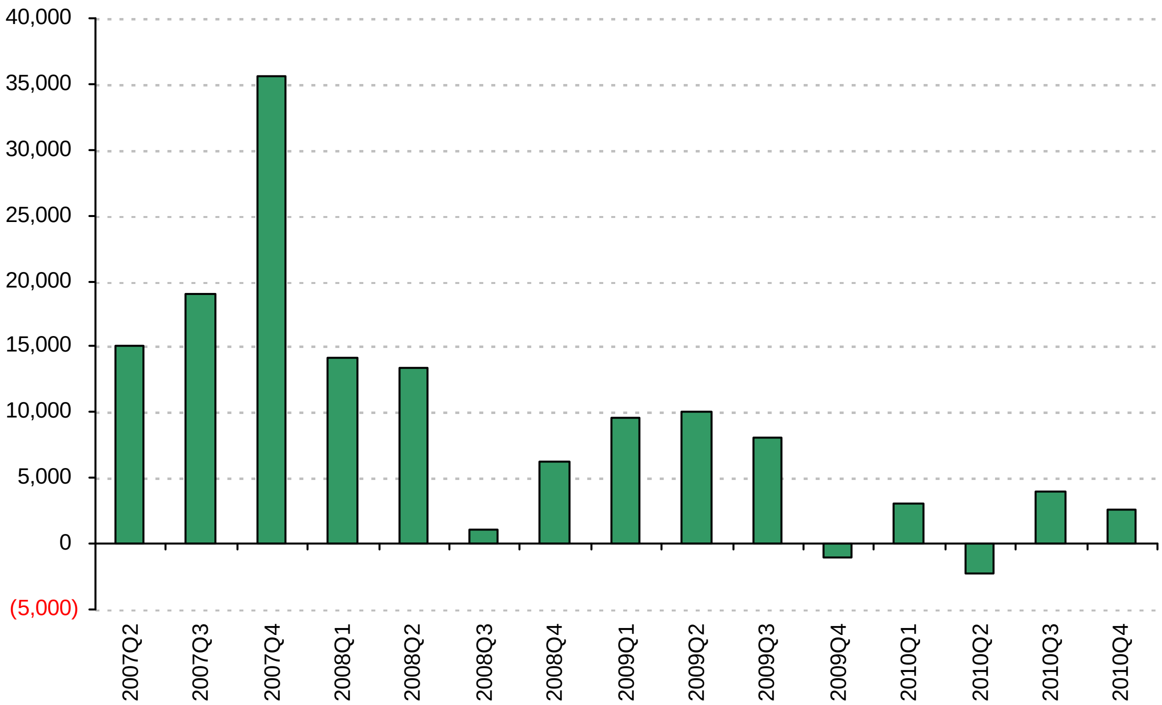


Source: MBA, Federal Reserve Board of Governors, and FDIC

MULTIFAMILY MORTGAGE FLOWS

Net Change in Multifamily Mortgage Debt Outstanding, by Quarter

($millions)

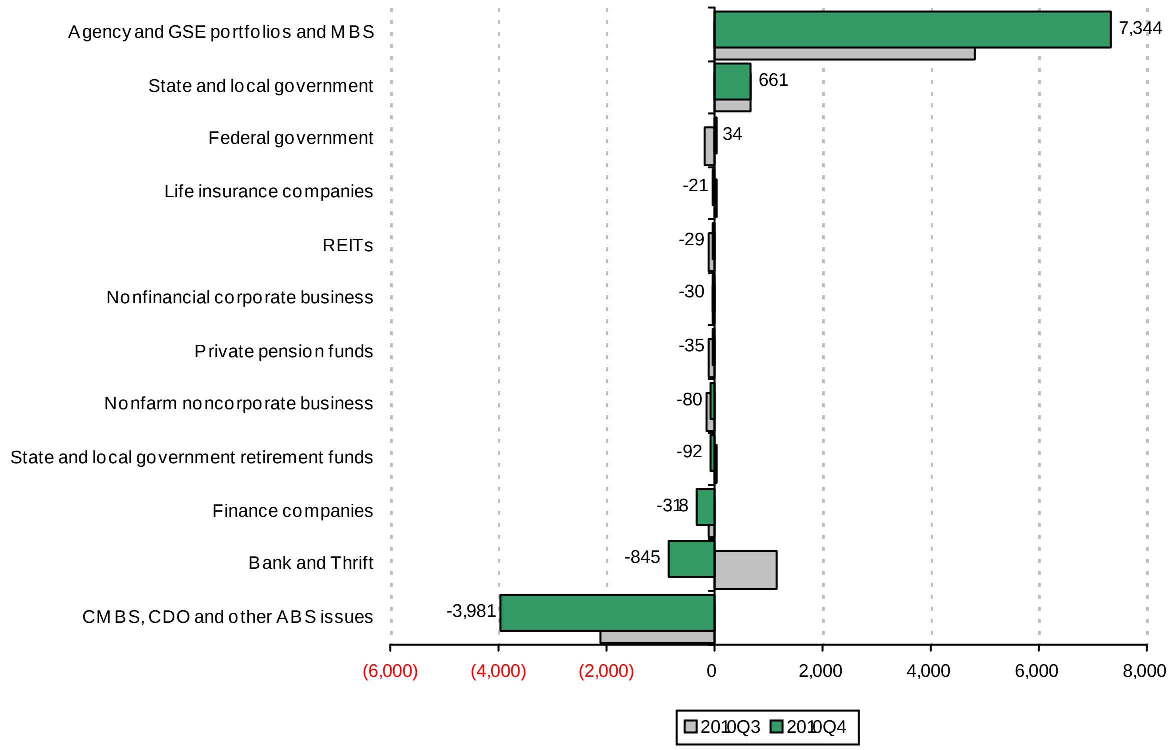


Source: MBA. Federal Reserve Board of Governors, and FDIC

MULTIFAMILY MORTGAGE FLOWS

Net Change in Multifamily Mortgage Debt Outstanding, by Sector

($millions)



Source: MBA, Federal Reserve Board of Governors, and FDIC

APPENDIX A

MBA's analysis is based on data from the Federal Reserve Board's *Flow of Funds Account of the United States* and the Federal Deposit Insurance Corporation's *Quarterly Banking Profile*

Starting with the fourth quarter of 2010, MBA's analysis of commercial and multifamily mortgage debt outstanding excludes two categories of loans that had previously been included;

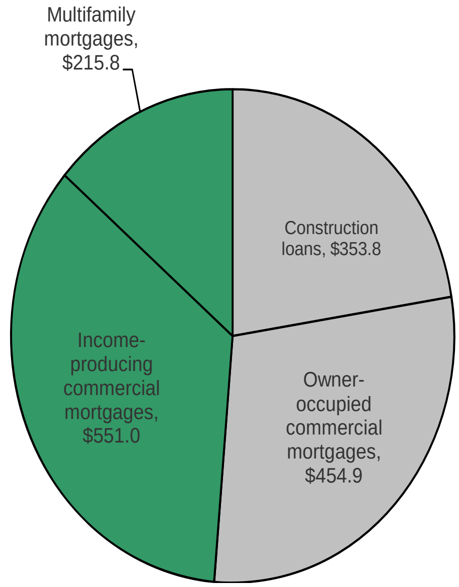
a. loans for acquisition, development and construction and
b. loans collateralized by owner-occupied commercial properties.

By excluding these loan types, MBA's analysis more accurately reflects the balance of loans supported by office buildings, retail centers, apartment buildings and other income-producing properties that rely on rents and leases to make their payments.

For the fourth quarter 2010, the Federal Reserve Board's Flow of Funds Accounts data attributed $1.6 trillion of outstanding commercial and multifamily mortgages to banks and thrifts. Comparing this number to the FDIC's Quarterly Banking Profile for the same period, one sees that banks and thrifts held $214.8 billion of multifamily mortgages and $1,070.6 billion of non-farm nonresidential mortgages, of which 55 percent or $587.5 billion were income-producing. The combined $802 billion of mortgages backed by multifamily and other income-producing properties is included in this analysis. The $1.6 trillion total reported by the Federal Reserve also includes $483 billion of loans collateralized by owner-occupied commercial properties and another $292.8 billion of loans backed by acquisition, development and construction projects (including those for single-family development), which are excluded in from this analysis.

Estimated Components of Federal Reserve's Flow of Funds "Commercial and Multifamily Mortgages" Held by Banks and Thrifts

($Billions)



Source: MBA, Federal Reserve Board of Governors, and FDIC

Commercial/Multifamily Mortgage Delinquencies

Commercial and Multifamily Mortgage Delinquency Rates Remain Low for Life Companies, Fannie and Freddie; Fall for Banks/Thrifts; Rise Slightly for CMBS in Fourth Quarter

March 3, 2011

During the fourth quarter of 2010, commercial and multifamily mortgage delinquency rates remained low for life insurance companies, Fannie Mae and Freddie Mac; fell for banks and thrifts for the first time since the 2006 and rose slightly for loans held in commercial mortgage backed securities (CMBS), according to the Mortgage Bankers Association's (MBA) Commercial/Multifamily Delinquency Report.

The delinquency rate for loans held in CMBS is the highest since the series began in 1997. Delinquency rates for other groups remain below levels seen in the last major real estate downturn during the early 1990's, some by large margins.

"The recession's downward pull on commercial and multifamily mortgage performance has slackened," said Jamie Woodwell, MBA's Vice President of Commercial Real Estate Research. "The delinquency rates for commercial and multifamily mortgages at banks and thrifts appear to have peaked at levels well below those of the last recession, and the performance of loans held by life companies, Fannie Mae and Freddie Mac has been relatively strong throughout the downturn. The CMBS market has continued to see elevated levels of stress – although the rate of increase has moderated and some technical issues make a direct comparison of CMBS to other investor groups tricky."

Between the third and fourth quarters of 2010, the 90+ day delinquency rate on loans held by FDIC-insured banks and thrifts decreased 0.22 percentage points to 4.19 percent – the first decrease since the first quarter of 2006. The 30+ day delinquency rate on loans held in commercial mortgage-backed securities (CMBS) increased 0.37 percentage points to 8.95 percent. The 60+ day delinquency rate on loans held in life company portfolios decreased 0.03 percentage points to 0.19 percent. The 60+ day delinquency rate on multifamily loans held or insured by Fannie Mae increased 0.06 percentage points to 0.71 percent. The 60+ day delinquency rate on multifamily loans held or insured by Freddie Mac decreased 0.04 percentage points to 0.31 percent.

The fourth quarter 2010 delinquency rate for commercial and multifamily mortgages held by banks and thrifts was 2.39 percentage points lower than the series high (of 6.58 percent reached in the second quarter of 1991). The rate for loans held in CMBS was a record high for the series. The delinquency rate for commercial and multifamily mortgages held in life insurance company portfolios was 7.18 percentage points lower than the series high (of 7.37 percent reached during the fourth quarter of 1993); the rate for multifamily loans held by Fannie Mae rate was 2.91 percentage points below the series high of 3.62 percent (reached during the fourth quarter of 1991); and the rate for multifamily loans held by Freddie Mac was 6.50 percentage points lower than the series high (of 6.81 percent reached in 1992).

Please note: Today MBA also released a DataNote covering the performance of commercial and multifamily mortgages at commercial banks and thrifts over the entire year 2010. The DataNote found that commercial and multifamily mortgages had the lowest charge-off rates of any major loan type and had delinquency rates lower than the overall book of loans and leases held by banks and thrifts. The DataNote can be found at: www.mortgagebankers.org/researchandforecasts

Construction and development loans are not included in the numbers presented here, but are included in many regulatory definitions of 'commercial real estate' despite the fact that they are often backed by single-family residential development projects rather than by office buildings, apartment buildings, shopping centers or other income-producing properties. The FDIC delinquency rates for banks and thrifts reported here do include loans backed by owner-occupied commercial properties.

The MBA analysis looks at commercial/multifamily delinquency rates for five of the largest investor-groups: commercial banks and thrifts, commercial mortgage-backed securities (CMBS), life insurance companies, Fannie Mae and Freddie Mac. Together these groups hold more than 85 percent of commercial/multifamily mortgage debt outstanding.

The analysis incorporates the same measures used by each individual investor group to track the performance of their loans. Because each investor group tracks delinquencies in its own way, delinquency rates are not comparable from one group to another.

Based on the unpaid principal balance of loans (UPB), delinquency rates for each group at the end of the fourth quarter were as follows:

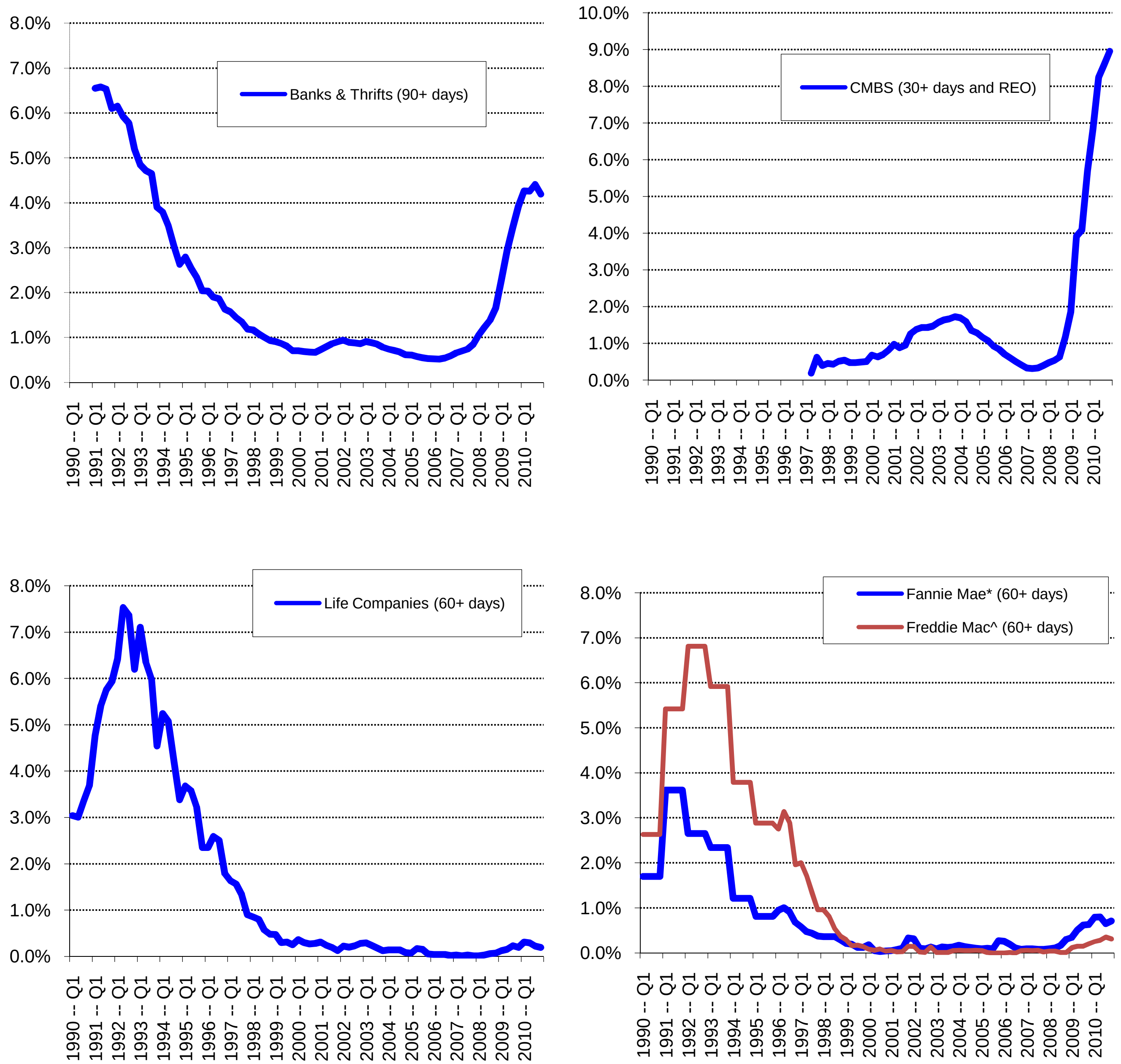
- CMBS: 8.95 percent (30+ days delinquent or in REO);
- Life company portfolios: 0.19 percent (60+days delinquent);
- Fannie Mae: 0.71 percent (60 or more days delinquent)
- Freddie Mac: 0.31 percent (60 or more days delinquent);
- Banks and thrifts: 4.19 percent (90 or more days delinquent or in non-accrual).

Differences between the delinquency measures are detailed in Appendix A.

CHART 1. COMMERCIAL/MULTIFAMILY MORTGAGE DELINQUENCY RATES AMONG MAJOR INVESTOR GROUPS

Selected delinquency rates at the end of the period

NOTE: Delinquency rates shown are NOT comparable between investor groups. These rates show how performance of loans for each investor groups has varied over time, but cannot be used to compare one investor group to another.

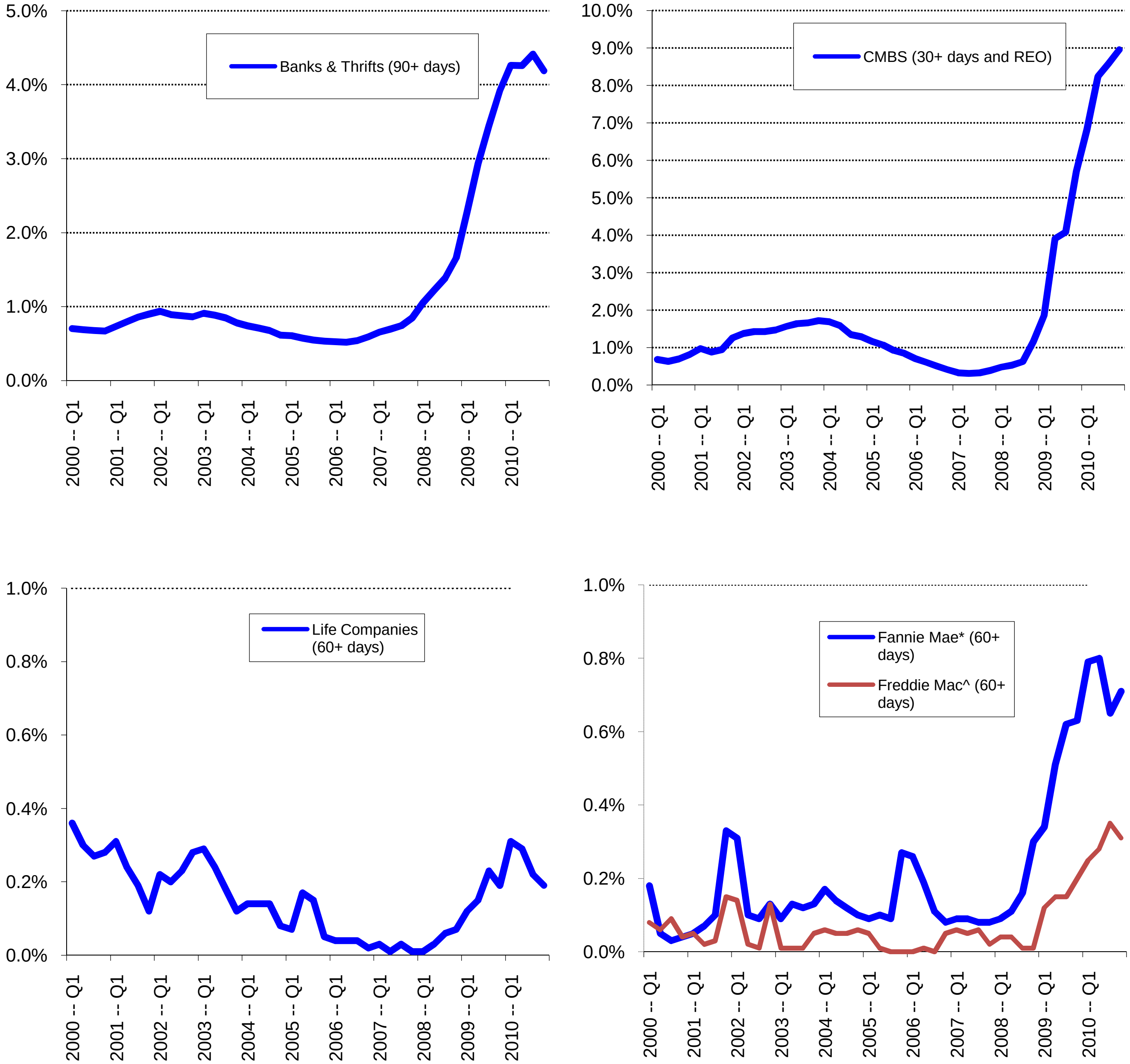


Sources: Wachovia Capital Markets, LLC and Intex Solutions, Inc., American Council of Life Insurers, Fannie Mae, Freddie Mac, OFHEO and Federal Deposit Insurance Corporation

CHART 2. COMMERCIAL/MULTIFAMILY MORTGAGE DELINQUENCY RATES AMONG MAJOR INVESTOR GROUPS, 2000 - PRESENT

Selected delinquency rates at the end of the period

NOTE: Delinquency rates shown are NOT comparable between investor groups. These rates show how performance of loans for each investor groups has varied over time, but cannot be used to compare one investor group to another.



Sources: Wachovia Capital Markets, LLC and Intex Solutions, Inc., American Council of Life Insurers, Fannie Mae, Freddie Mac, OFHEO and Federal Deposit Insurance Corporation

COMMERCIAL/MULTIFAMILY MORTGAGE DELINQUENCY RATES AMONG MAJOR INVESTOR GROUPS

Selected delinquency rates at the end of the period

NOTE: Delinquency rates shown are NOT comparable between investor groups. These rates show how performance of loans for each investor groups has varied over time, but cannot be used to compare one investor group to another.

	CMBS (30+ days and REO)	Life Companies (60+ days)	Fannie Mae* (60+ days)	Freddie Mac^ (60+days)^	Banks & Thrifts (90+ days)
Year-end					
1996 -- Q4	n.a.	1.79%	0.68%	1.96%	1.63%
1997 -- Q4	0.39%	0.90%	0.37%	0.96%	1.19%
1998 -- Q4	0.54%	0.48%	0.29%	0.37%	0.93%
1999 -- Q4	0.51%	0.25%	0.12%	0.14%	0.71%
2000 -- Q4	0.81%	0.28%	0.04%	0.04%	0.67%
2001 -- Q4	1.26%	0.12%	0.33%	0.15%	0.90%
2002 -- Q4	1.47%	0.28%	0.13%	0.13%	0.86%
2003 -- Q4	1.72%	0.12%	0.13%	0.05%	0.78%
2004 -- Q4	1.29%	0.08%	0.10%	0.06%	0.62%
2005 -- Q4	0.84%	0.05%	0.27%	0.00%	0.53%
2006 -- Q4	0.41%	0.02%	0.08%	0.05%	0.59%
2007 -- Q4	0.39%	0.01%	0.08%	0.02%	0.85%
2008 -- Q4	1.17%	0.07%	0.30%	0.01%	1.66%
2009 -- Q4	5.70%	0.19%	0.63%	0.20%	3.92%
2010 -- Q4	8.95%	0.19%	0.71%	0.31%	4.19%
Quarter-end					
2007 -- Q4	0.39%	0.01%	0.08%	0.02%	0.85%
2008 -- Q1	0.48%	0.01%	0.09%	0.04%	1.05%
2008 -- Q2	0.53%	0.03%	0.11%	0.04%	1.22%
2008 -- Q3	0.63%	0.06%	0.16%	0.05%	1.39%
2008 -- Q4	1.17%	0.07%	0.30%	0.08%	1.66%
2009 -- Q1	1.86%	0.12%	0.34%	0.12%	2.28%
2009 -- Q2	3.91%	0.15%	0.51%	0.15%	2.93%
2009 -- Q3	4.08%	0.23%	0.62%	0.15%	3.44%
2009 -- Q4	5.70%	0.19%	0.63%	0.20%	3.92%
2010 -- Q1	6.83%	0.31%	0.79%	0.25%	4.26%
2010 -- Q2	8.24%	0.29%	0.80%	0.28%	4.26%
2010 -- Q3	8.58%	0.22%	0.65%	0.35%	4.41%
2010 -- Q4	8.95%	0.19%	0.71%	0.31%	4.19%

Sources: Wachovia Capital Markets, LLC and Intex Solutions, Inc., American Council of Life Insurers, Fannie Mae, Freddie Mac, OFHEO and Federal Deposit Insurance Corporation.
^ In May 2010, Freddie Mac returned to reporting multifamily delinquencies as those loans 60+ days delinquent. Data are available for life companies, FDIC-insured banks and thirfts, Fannie Mae and Freddie Mac since 1990 and CMBS since 1997. *December figures are not available from Fannie Mae for the years 2000 to 2004. Figures for November are used instead.

APPENDIX A

SOURCES & MEASURES OF DELINQUENCIES

Commercial Mortgage-backed Securities (CMBS)
Source: Wachovia Capital Markets, LLC and Intex Solutions, Inc.
The delinquency rate for CMBS loans covers loans 30+ days delinquent, including those in foreclosure, and real estate owned (REO). The CMBS rate is the only one to include REO in either the numerator or the denominator. This series includes all private-label (non-Ginnie Mae, Fannie Mae or Freddie Mac issued) deals that are currently outstanding, including both fixed- and floating-rate deals.

Life Companies
Source: American Council of Life Insurers
The delinquency rate for life insurance company loans covers loans 60+ days delinquent, including those in foreclosure, and does not include real estate owned (REO) in either the numerator or the denominator.

Fannie Mae
Source: Fannie Mae Monthly Volume Summary and Office of Federal Housing Enterprise Oversight Annual Reports to Congress
The delinquency rate for multifamily loans either held in portfolio or securitized and guaranteed by the company covers loans 60+ days delinquent, including those in foreclosure, and does not include real estate owned (REO) in either the numerator or the denominator. The company was unable to provide December delinquency figures for the years 2000 to 2004, so the fourth quarter numbers presented for those years are November, rather December, figures.

Freddie Mac
Source: Freddie Mac Monthly Volume Summary and Office of Federal Housing Enterprise Oversight Annual Reports to Congress
The delinquency rate for multifamily loans either held in portfolio or securitized and guaranteed by the company covers loans 60+ days delinquent, including those in foreclosure, and does not include real estate owned (REO) in either the numerator or the denominator. Freddie Mac notes that their delinquency rate "[e]xcludes mortgage loans whose original contractual terms have been modified under an agreement with the borrower as long as the borrower complies with the modified contractual terms." As an example, after Hurricane Katrina, Freddie Mac modified a number of loans affected by the storms.

FDIC-insured Banks & Thrifts
Source: Federal Deposit Insurance Corporation
The delinquency rate for FDIC banks and thrifts covers loans 90+ days delinquent, including those in foreclosure and in non-accrual status, and does not include real estate owned (REO) in either the numerator or the denominator. The universe of loans covered by this series also includes a large number of "owner-occupied" commercial loans – loans supported by the income of the resident business rather than by rent and lease payments. In a 2007 analysis by MBA of the ten banks with the largest commercial mortgage portfolios, approximately half, in dollar volume, of their commercial (non-multifamily) loan portfolio was comprised of these "owner-occupied" properties.

COMMERCIAL MORTGAGE-BACKED SECURITIES (CMBS) OUTSTANDING

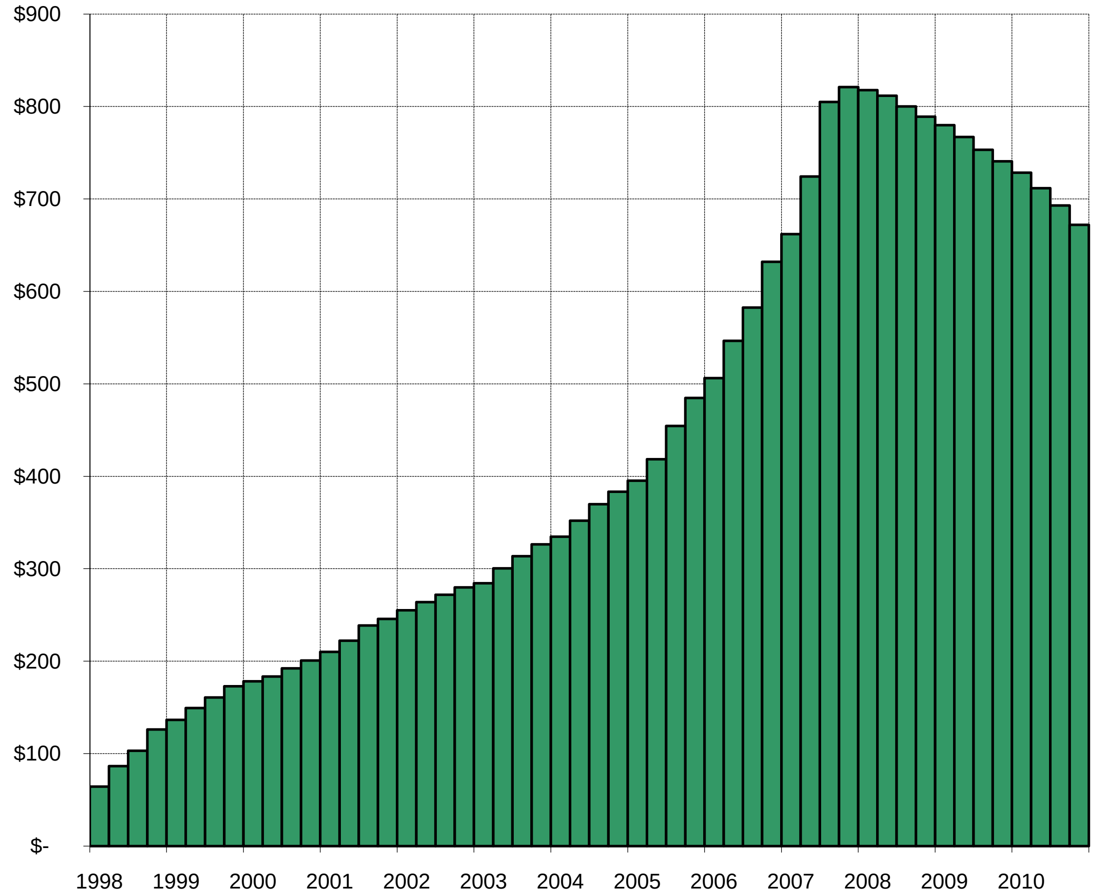
Billions of Dollars

					Annual		Q3-to-Q4 Change	
Year	Q1	Q2	Q3	Q4	Total	Percent change	Total	Percent change
U.S. CMBS OUTSTANDING								
1998	$ 64.37	$ 86.50	$ 103.14	$ 126.09				
1999	$ 136.53	$ 149.37	$ 160.70	$ 172.78	$ 46.70	37%	$ 12.09	8.1%
2000	$ 178.27	$ 183.45	$ 192.24	$ 200.77	$ 27.99	16%	$ 8.53	4.6%
2001	$ 210.05	$ 222.22	$ 238.55	$ 245.70	$ 44.93	22%	$ 7.15	3.2%
2002	$ 255.08	$ 263.82	$ 271.77	$ 279.81	$ 34.11	14%	$ 8.03	3.0%
2003	$ 284.26	$ 300.44	$ 313.48	$ 326.40	$ 46.59	17%	$ 12.92	4.3%
2004	$ 334.72	$ 352.06	$ 369.77	$ 383.30	$ 56.90	17%	$ 13.53	3.8%
2005	$ 395.26	$ 418.40	$ 454.41	$ 484.79	$ 101.50	26%	$ 30.39	7.3%
2006	$ 506.17	$ 546.51	$ 582.53	$ 631.98	$ 147.18	30%	$ 49.45	9.0%
2007	$ 661.99	$ 724.27	$ 804.95	$ 820.95	$ 188.98	30%	$ 16.00	2.2%
2008	$ 817.69	$ 811.70	$ 799.98	$ 788.90	$ (32.05)	-4%	$ (11.07)	-1.4%
2009	$ 779.84	$ 766.98	$ 753.09	$ 740.77	$ (48.13)	-6%	$ (12.32)	-1.6%
2010	$ 728.32	$ 711.64	$ 692.92	$ 672.01	$ (68.77)	-9%	$ (20.92)	-2.9%

Source: Wachovia Capital Markets, LLC, and Intex Solutions, Inc.

COMMERCIAL MORTGAGE-BACKED SECURITIES (CMBS) OUTSTANDING

Billions of Dollars

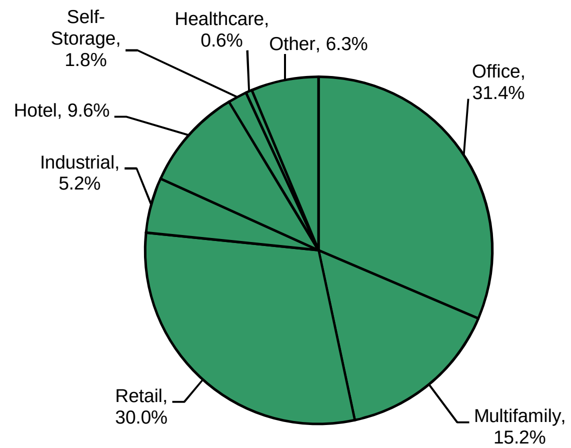


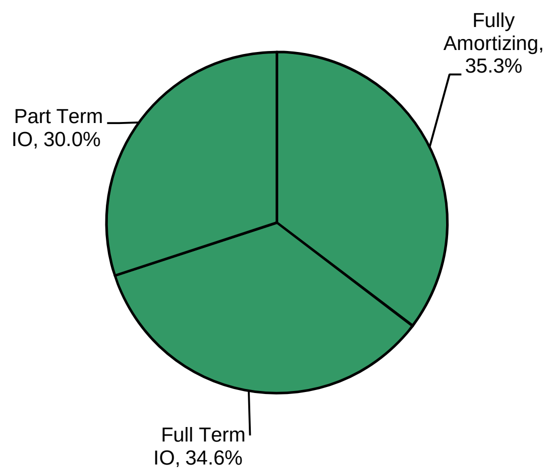
Source: Wachovia Capital Markets, LLC, and Intex Solutions, Inc.

COMMERCIAL MORTGAGE-BACKED SECURITIES (CMBS) MARKET COMPOSITION

Composition of CMBS Outstanding, as of December 31, 2010

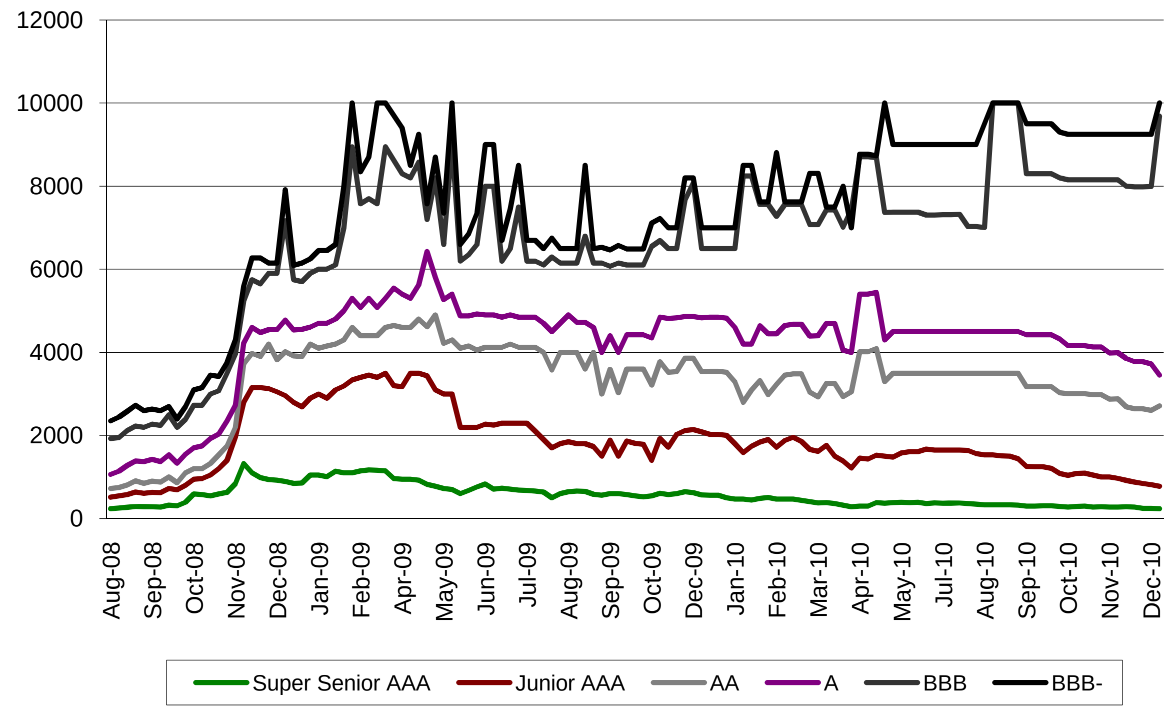
Total CMBS Outstanding	$ 672.0	billion
By Property Types:		
Office	31.4%	
Multifamily	15.2%	
Retail	30.0%	
Industrial	5.2%	
Hotel	9.6%	
Self-Storage	1.8%	
Healthcare	0.6%	
Other	6.3%	
By Amortization:		
Fully Amortizing	35.3%	
All Interest-Only (IO)	64.7%	
Full Term IO	34.6%	
Part Term IO	30.0%	
By Percent Defeased	5.9%	
By Delinquency:		
Current	91.05%	
30-day delinquent	1.10%	
60-day delinquent	0.63%	
90+day delinquent	3.65%	
Foreclosure/REO	3.57%	





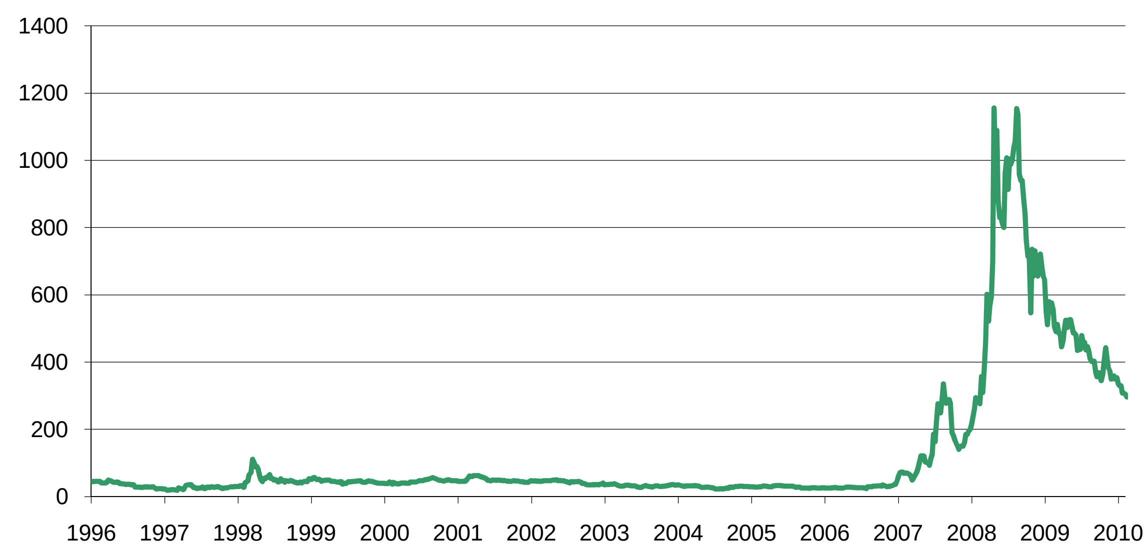
Source: Wachovia Capital Markets, LLC, and Intex Solutions, Inc.

CMBS SPREADS
COMMERCIAL MORTGAGE BACKED SECURITIES (CMBS)
SPREADS TO SWAP RATES
(in Basis Points)



Source: Commercial Real Estate Direct

AAA CMBS SPREADS
(in Basis Points)



Source: Commercial Mortgage Alert

CMBS SPREADS
Commercial Mortgage Backed Securities (CMBS)
Spreads to Swap Rates

(in Basis Points)

	Super Senior AAA	Junior AAA	AA	A	BBB	BBB-
31-Dec-04	25	28	33	41	80	120
30-Dec-05	28	38	48	59	120	183
29-Dec-06	23	30	38	47	75	92
28-Dec-07	85	184	260	390	763	938
26-Dec-08	893	2963	4013	4775	7170	7915
25-Dec-09	563	2030	3545	4845	6500	7000
31-Dec-10	243	775	2710	3450	9685	10000
25-Dec-09	563	2030	3545	4845	6500	7000
29-Jan-10	485	1840	3325	4640	7558	7619
26-Feb-10	470	1960	3480	4680	7557	7619
26-Mar-10	383	1765	3250	4695	7433	7499
30-Apr-10	300	1435	4018	5403	8711	8767
28-May-10	395	1577	3500	4500	7372	9000
25-Jun-10	375	1650	3500	4500	7308	9000
30-Jul-10	343	1565	3500	4500	7029	9000
27-Aug-10	328	1500	3500	4500	10000	10000
24-Sep-10	310	1250	3175	4425	8300	9500
29-Oct-10	300	1095	3005	4163	8150	9250
26-Nov-10	280	970	2880	3990	8150	9250
3-Dec-10	285	915	2693	3853	7998	9250
10-Dec-10	274	875	2640	3780	7988	9250
17-Dec-10	250	845	2640	3780	7988	9250
24-Dec-10	245	818	2605	3725	7993	9250
31-Dec-10	243	775	2710	3450	9685	10000
Change in Spread Dec-09 to Dec-10	-320	-1255	-835	-1395	3185	3000

Source: Commercial Real Estate Direct

5. Commercial/Multifamily Mortgage Servicing Volumes

Year-End 2010

The Mortgage Bankers Association (MBA) today released its year-end ranking of commercial and multifamily mortgage servicers as of the end of December 31, 2010. On top of the list of firms is Wells Fargo with $451.1 billion in U.S. master and primary servicing, followed by PNC Real Estate/Midland Loan Services with $337.4 billion, Berkadia Commercial Mortgage with $194.9 billion, Bank of America Merrill Lynch with $126.6 billion, and KeyBank Real Estate Capital with $118.9 billion.

Specific breakouts include:

- Total U.S. Master and Primary Servicing Volume
- U.S. Commercial Mortgage-backed Securities (CMBS), Collateralized Debt Obligations (CDOs) and Other Asset-Backed Securities (ABS) Master and Primary Servicing Volume
- U.S. Commercial Banks and Savings Institution Volume
- U.S. Credit Company, Pension Funds, REITs, and Investment Funds Volume
- Fannie Mae and Freddie Mac Servicing Volume
- Federal Housing Administration (FHA) Servicing Volume
- U.S. Life Company Servicing Volume
- U.S. Warehouse Volume
- U.S. Other Investor Volume
- U.S. CMBS Named Special Servicing Volume
- Total Non-U.S. Master and Primary Servicing Volume

A primary servicer is generally responsible for collecting loan payments from borrowers, performing property inspections and other property-related activities. A master servicer is typically responsible for collecting cash and data from primary servicers and then providing that cash and data, through trustees, to investors. Unless otherwise noted, MBA tabulations that combine different roles do not double-count loans for which a single servicer performs multiple roles.

Wells Fargo, PNC/Midland, Berkadia, Bank of America Merrill Lynch and KeyBank are the largest master and primary servicers of commercial/multifamily loans in U.S. CMBS, CDO and other ABS; , PNC/Midland, GEMSA Loan Services, Prudential Asset Resources, Northwestern Mutual, and Northmarq Capital are the largest servicers for life companies; PNC/Midland, Wells Fargo, Berkadia, Deutsche Bank Commercial Real Estate and Prudential Asset Resources are the largest Fannie Mae/Freddie Mac servicers.

PNC/Midland ranks as the top master and primary servicer of commercial bank and savings institution loans; GEMSA the top credit company, pension funds, REITs, and investment funds servicer; PNC/Midland the top FHA and Ginnie Mae servicer; Wells Fargo the top for mortgages in warehouse facilities; and Berkadia the top for other investor type loans.

MBA also asked firms to provide information about CMBS loans on which they are the "named special servicer" – that is, where the firm stands ready to service the loan should special problems develop, such as delinquency. The leading named special servicers were LNR Partners, Inc., CWCapital LLC & CWCapital Asset Management, C-III Asset Management LLC, PNC/Midland, and Berkadia.

The MBA survey also collected servicing volumes for loans on commercial/multifamily properties located outside the United States. Hatfield Philips International, an LNR Property Company ranks as the largest master and primary servicer of non-U.S. commercial/multifamily mortgages, followed by, Deutsche Bank, PNC/Midland, GEMSA, and Manulife Financial/John Hancock.

Year-End Survey of Commercial/Multifamily Mortgage Servicing Volumes as of December 31, 2010

Total US Collateral

Total Primary & Master Servicing

TOTAL

Rank	Company	Amount ($ millions)	Number of loans	Avg. Loan Size ($m)
1	Wells Fargo	$451,089	39,125	$11.5
2	PNC Real Estate / Midland Loan Services	$337,367	79,720	$4.2
3	Berkadia Commercial Mortgage LLC	$194,930	26,119	$7.5
4	Bank of America Merrill Lynch	$126,627	10,789	$11.7
5	KeyBank Real Estate Capital	$118,882	11,462	$10.4
6	GEMSA Loan Services LP	$102,312	11,036	$9.3
7	Prudential Asset Resources	$65,073	5,794	$11.2
8	Deutsche Bank Commercial Real Estate	$52,263	2,597	$20.1
9	NorthMarq Capital	$38,552	5,470	$7.0
10	TriMont Real Estate Advisors	$28,385	1,365	$20.8
11	Principal Global Investors	$25,058	2,908	$8.6
12	HFF L. P.	$25,050	2,018	$12.4
13	Grandbridge Real Estate Capital, LLC	$24,268	5,076	$4.8
14	Northwestern Mutual	$21,494	625	$34.4
15	C-III Asset Management LLC	$19,363	1,976	$9.8
16	Manulife Financial / John Hancock	$16,087	1,510	$10.7
17	New York Life Investments	$15,816	596	$26.5
18	Q10 Capital LLC	$14,870	4,831	$3.1
19	Walker & Dunlop, LLC	$14,653	1,680	$8.7
20	Red Mortgage Capital, LLC	$13,539	1,512	$9.0
21	HSBC Bank USA, N.A.	$12,763	1,831	$7.0
22	CWCapital LLC & CWCapital Asset Management	$12,665	1,268	$10.0
23	AEGON USA Reality Advisors, LLC	$11,889	1,490	$8.0
24	Nationwide Life Insurance Company	$9,887	1,447	$6.8
25	ING Investment Management, LLC	$9,011	1,228	$7.3
26	Centerline Capital Group	$8,768	1,371	$6.4
27	Greystone Servicing Corporation, Inc.	$8,737	2,270	$3.8
28	M&T Realty Capital Corporation	$8,348	1,018	$8.2
29	Situs Serv LP DBA Situs Asset Management LLC	$8,298	3,554	$2.3
30	Pacific Life Insurance Company	$8,266	518	$16.0
31	Thrivent Financial for Lutherans	$7,470	3,300	$2.3
32	Oak Grove Capital	$7,228	1,219	$5.9
33	The Lincoln National Life Insurance Company	$6,773	1,258	$5.4
34	NCB, FSB	$5,802	4,328	$1.3
35	Newmark Realty Capital, Inc. - SAM Member	$5,305	757	$7.0
36	Cohen Financial	$4,972	2,472	$2.0
37	Essex Financial Services, LLC	$4,199	1,034	$4.1
38	Pacific Southwest Realty Services - SAM Member	$4,189	800	$5.2
39	The Bank of New York Mellon - Asset Solutions Division	$4,042	717	$5.6
40	Columbia National Real Estate Finance, LLC	$3,869	369	$10.5
41	Bellwether Real Estate Capital LLC	$3,568	862	$4.1
42	AmeriSphere Multifamily Finance, LLC	$2,620	300	$8.7
43	RiverSource Life Insurance Company	$2,506	818	$3.1
44	Heartland Bank	$2,494	603	$4.1

Year-End Survey of Commercial/Multifamily Mortgage Servicing Volumes as of December 31, 2010

Total US Collateral

Total Primary & Master Servicing

TOTAL

Rank	Company	Amount ($ millions)	Number of loans	Avg. Loan Size ($m)
45	Barry S. Slatt Mortgage Company	$2,077	905	$2.3
46	P/R Mortgage & Investment Corp.	$2,042	491	$4.2
47	4086 Mortgage Capital, Inc.	$2,004	441	$4.5
48	Primary Capital Advisors	$1,937	154	$12.6
49	Capital Funding, LLC (formerly Capital Funding Group, Inc.)	$1,892	287	$6.6
50	Bernard Financial Servicing Group - SAM Member	$1,719	264	$6.5
51	Norris, Beggs & Simpson	$1,649	357	$4.6
52	Dougherty Funding LLC	$1,583	123	$12.9
53	OneAmerica Financial Partners	$1,542	551	$2.8
54	Lancaster Pollard Mortgage Company	$1,526	356	$4.3
55	Sunrise Mortgage & Investment Co.	$1,378	937	$1.5
56	HomeStreet Capital	$1,350	360	$3.7
57	Colliers Meredith & Grew - SAM Member	$1,200	99	$12.1
58	Waterstone Asset Management	$1,150	177	$6.5
59	Johnson Capital Group	$1,138	158	$7.2
60	Medalist Capital	$1,115	253	$4.4
61	Capital Advisors, Inc.	$1,102	306	$3.6
62	Gershman Mortgage	$1,042	153	$6.8
63	Glacier Real Estate Finance	$1,035	297	$3.5
64	RockBridge Capital LLC	$1,034	92	$11.2
65	Protective Life Corp	$935	295	$3.2
66	Thomas D. Wood and Company - SAM Member	$845	404	$2.1
67	Goedecke & Co., LLC	$817	132	$6.2
68	Morris, Smith and Feyh, Incorporated	$811	166	$4.9
69	Allianz Real Estate of America	$770	26	$29.6
70	Westcap Corp.	$769	187	$4.1
71	George Elkins Mortgage Banking Company	$763	419	$1.8
72	Pace Financial Group	$699	70	$10.0
73	Dougherty Mortgage LLC	$598	77	$7.8
74	Venture Mortgage Corporation	$584	236	$2.5
75	Century Health Capital, Inc.	$558	60	$9.3
76	Litton Loan Servicing	$492	1,525	$0.3
77	Dickinson, Logan, Todd & Barber, Inc. - SAM Member	$438	126	$3.5
78	Terrix Financial Corporation	$368	243	$1.5
79	Summit Investment Partners	$354	298	$1.2
80	Innovative Capital Advisors, LLC	$284	225	$1.3
81	Eustis Commercial Mortgage Corporation - SAM Member	$280	73	$3.8
82	Western Capital Realty Advisors - SAM Member	$256	51	$5.0
83	Metropolitan Funding Corp.	$253	3	$84.4
84	First Housing Development Corporation of Florida	$246	63	$3.9
85	Directed Capital	$188	153	$1.2
86	Great-West Life & Anuity Insurance Company	$147	44	$3.3
87	Boston Mutual Life Insurance Company	$133	153	$0.9
88	Ziegler Financing Corporation	$107	10	$10.7

Year-End Survey of Commercial/Multifamily Mortgage Servicing Volumes as of December 31, 2010

Total US Collateral

Total Primary & Master Servicing

TOTAL

Rank	Company	Amount ($ millions)	Number of loans	Avg. Loan Size ($m)
89	Welsh Capital, LLC - SAM Member	$42	34	$1.2
90	Resurgent Capital Services	$38	481	$0.1
91	Allstate Investments, LLC	$23	11	$2.1
92	Bridgelock Capital DBA (BLC SERVICING)	$4	5	$0.8
93	Minnesota Life Insurance Company	$4	6	$0.7

Year-End Survey of Commercial/Multifamily Mortgage Servicing Volumes as of December 31, 2010

Total US Collateral

Total Primary & Master Servicing

CMBS, CDO or other ABS

Rank	Company	Amount ($ millions)	Number of loans	Avg. Loan Size ($m)
1	Wells Fargo	$368,024	28,733	$12.8
2	PNC Real Estate / Midland Loan Services	$128,923	12,234	$10.5
3	Berkadia Commercial Mortgage LLC	$113,473	14,190	$8.0
4	Bank of America Merrill Lynch	$90,354	4,940	$18.3
5	KeyBank Real Estate Capital	$82,439	8,423	$9.8
6	GEMSA Loan Services LP	$16,483	3,612	$4.6
7	Principal Global Investors	$12,863	1,537	$8.4
8	Prudential Asset Resources	$11,848	1,180	$10.0
9	HFF L. P.	$7,827	564	$13.9
10	NorthMarq Capital	$6,962	805	$8.6
11	Grandbridge Real Estate Capital, LLC	$4,486	774	$5.8
12	The Bank of New York Mellon - Asset Solutions Division	$4,042	717	$5.6
13	CWCapital LLC & CWCapital Asset Management	$3,841	400	$9.6
14	NCB, FSB	$2,709	1,221	$2.2
15	Deutsche Bank Commercial Real Estate	$2,189	164	$13.3
16	Situs Serv LP DBA Situs Asset Management LLC	$2,109	267	$7.9
17	Nationwide Life Insurance Company	$1,994	220	$9.1
18	C-III Asset Management LLC	$1,851	113	$16.4
19	Pacific Life Insurance Company	$1,740	299	$5.8
20	Q10 Capital LLC	$1,175	138	$8.5
21	Bernard Financial Servicing Group - SAM Member	$1,168	108	$10.8
22	Waterstone Asset Management	$1,113	135	$8.2
23	Newmark Realty Capital, Inc. - SAM Member	$1,053	78	$13.5
24	Pacific Southwest Realty Services - SAM Member	$1,038	128	$8.1
25	Protective Life Corp	$935	295	$3.2
26	Manulife Financial / John Hancock	$863	121	$7.1
27	Cohen Financial	$812	275	$3.0
28	Columbia National Real Estate Finance, LLC	$804	80	$10.0
29	AEGON USA Reality Advisors, LLC	$498	14	$35.6
30	TriMont Real Estate Advisors	$404	5	$80.7
31	Walker & Dunlop, LLC	$392	32	$12.3
32	Litton Loan Servicing	$389	1,164	$0.3
33	Summit Investment Partners	$354	298	$1.2
34	Pace Financial Group	$263	34	$7.7
35	New York Life Investments	$191	1	$191.0
36	Johnson Capital Group	$177	25	$7.1
37	Goedecke & Co., LLC	$172	18	$9.6
38	Bellwether Real Estate Capital LLC	$128	13	$9.8
39	Venture Mortgage Corporation	$99	21	$4.7
40	George Elkins Mortgage Banking Company	$99	5	$19.8
41	Morris, Smith and Feyh, Incorporated	$64	12	$5.3
42	Western Capital Realty Advisors - SAM Member	$64	13	$4.9
43	Glacier Real Estate Finance	$59	12	$5.0
44	Primary Capital Advisors	$42	4	$10.5

Year-End Survey of Commercial/Multifamily Mortgage Servicing Volumes as of December 31, 2010

Total US Collateral

Total Primary & Master Servicing

CMBS, CDO or other ABS

Rank	Company	Amount ($ millions)	Number of loans	Avg. Loan Size ($m)
45	HSBC Bank USA, N.A.	$39	2	$19.3
46	Norris, Beggs & Simpson	$23	3	$7.6
47	Eustis Commercial Mortgage Corporation - SAM Member	$14	2	$7.0
48	Colliers Meredith & Grew - SAM Member	$14	4	$3.5
49	Welsh Capital, LLC - SAM Member	$7	2	$3.3

Year-End Survey of Commercial/Multifamily Mortgage Servicing Volumes as of December 31, 2010

Total US Collateral

Total Primary & Master Servicing

Commercial Bank/Savings Institution

Rank	Company	Amount ($ millions)	Number of loans	Avg. Loan Size ($m)
1	PNC Real Estate / Midland Loan Services	$54,048	55,996	$1.0
2	TriMont Real Estate Advisors	$26,065	898	$29.0
3	KeyBank Real Estate Capital	$24,141	2,093	$11.5
4	Deutsche Bank Commercial Real Estate	$21,020	266	$79.0
5	HSBC Bank USA, N.A.	$9,451	1,500	$6.3
6	Berkadia Commercial Mortgage LLC	$3,166	233	$13.6
7	Bank of America Merrill Lynch	$2,663	3,200	$0.8
8	Situs Serv LP DBA Situs Asset Management LLC	$2,099	2,207	$1.0
9	Dougherty Funding LLC	$1,583	123	$12.9
10	HFF L. P.	$884	19	$46.5
11	NCB, FSB	$702	2,043	$0.3
12	Principal Global Investors	$549	95	$5.8
13	HomeStreet Capital	$500	101	$5.0
14	Columbia National Real Estate Finance, LLC	$498	82	$6.1
15	Grandbridge Real Estate Capital, LLC	$261	48	$5.4
16	Wells Fargo	$194	19	$10.1
17	RockBridge Capital LLC	$145	10	$14.5
18	P/R Mortgage & Investment Corp.	$129	55	$2.3
19	GEMSA Loan Services LP	$126	21	$6.0
20	Heartland Bank	$50	13	$3.8
21	Waterstone Asset Management	$37	42	$0.9
22	Q10 Capital LLC	$7	4	$1.8
23	Pacific Southwest Realty Services - SAM Member	$3	2	$1.5
24	George Elkins Mortgage Banking Company	$1	1	$1.3
25	Primary Capital Advisors	$1	1	$1.0
26	Centerline Capital Group	$0	2	$0.2

Year-End Survey of Commercial/Multifamily Mortgage Servicing Volumes as of December 31, 2010

Total US Collateral

Total Primary & Master Servicing

Credit Company, Pension Funds, REITs, Investment Funds

Rank	Company	Amount ($ millions)	Number of loans	Avg. Loan Size ($m)
1	GEMSA Loan Services LP	$38,491	4,276	$9.0
2	PNC Real Estate / Midland Loan Services	$11,861	718	$16.5
3	C-III Asset Management LLC	$8,945	530	$16.9
4	Prudential Asset Resources	$3,928	551	$7.1
5	Situs Serv LP DBA Situs Asset Management LLC	$2,578	630	$4.1
6	Cohen Financial	$1,900	1,710	$1.1
7	NorthMarq Capital	$1,494	110	$13.6
8	CWCapital LLC & CWCapital Asset Management	$904	32	$28.3
9	TriMont Real Estate Advisors	$740	440	$1.7
10	HFF L. P.	$510	80	$6.4
11	Wells Fargo	$374	153	$2.5
12	Principal Global Investors	$359	21	$17.1
13	New York Life Investments	$279	5	$55.8
14	Q10 Capital LLC	$255	73	$3.5
15	Directed Capital	$188	153	$1.2
16	Columbia National Real Estate Finance, LLC	$171	9	$19.0
17	KeyBank Real Estate Capital	$56	45	$1.2
18	Resurgent Capital Services	$3	14	$0.2
19	George Elkins Mortgage Banking Company	$1	1	$0.8

Year-End Survey of Commercial/Multifamily Mortgage Servicing Volumes as of December 31, 2010

Total US Collateral

Total Primary & Master Servicing

Fannie Mae & Freddie Mac

Rank	Company	Amount ($ millions)	Number of loans	Avg. Loan Size ($m)
1	PNC Real Estate / Midland Loan Services	$57,467	6,067	$9.5
2	Wells Fargo	$46,632	7,808	$6.0
3	Berkadia Commercial Mortgage LLC	$26,839	2,633	$10.2
4	Deutsche Bank Commercial Real Estate	$26,429	2,030	$13.0
5	Prudential Asset Resources	$14,386	1,022	$14.1
6	GEMSA Loan Services LP	$13,954	951	$14.7
7	Walker & Dunlop, LLC	$11,928	1,374	$8.7
8	NorthMarq Capital	$11,157	1,458	$7.7
9	Red Mortgage Capital, LLC	$10,622	956	$11.1
10	C-III Asset Management LLC	$8,492	1,314	$6.5
11	Centerline Capital Group	$8,464	1,311	$6.5
12	Grandbridge Real Estate Capital, LLC	$8,168	918	$8.9
13	M&T Realty Capital Corporation	$7,685	934	$8.2
14	Greystone Servicing Corporation, Inc.	$6,818	2,057	$3.3
15	Oak Grove Capital	$5,943	1,014	$5.9
16	CWCapital LLC & CWCapital Asset Management	$5,508	471	$11.7
17	KeyBank Real Estate Capital	$5,217	494	$10.6
18	HSBC Bank USA, N.A.	$3,273	329	$9.9
19	HFF L. P.	$3,198	184	$17.4
20	NCB, FSB	$2,371	1,056	$2.2
21	AmeriSphere Multifamily Finance, LLC	$2,360	276	$8.6
22	Primary Capital Advisors	$1,894	149	$12.7
23	Columbia National Real Estate Finance, LLC	$808	62	$13.0
24	HomeStreet Capital	$791	236	$3.4
25	Bank of America Merrill Lynch	$723	304	$2.4
26	P/R Mortgage & Investment Corp.	$264	56	$4.7
27	Q10 Capital LLC	$168	23	$7.3
28	Cohen Financial	$147	25	$5.9
29	Bellwether Real Estate Capital LLC	$110	7	$15.7
30	Dougherty Mortgage LLC	$108	17	$6.4
31	Bernard Financial Servicing Group - SAM Member	$65	7	$9.3
32	Principal Global Investors	$57	52	$1.1
33	Lancaster Pollard Mortgage Company	$24	3	$8.1
34	Eustis Commercial Mortgage Corporation - SAM Member	$20	7	$2.9
35	The Lincoln National Life Insurance Company	$8	5	$1.5
36	Manulife Financial / John Hancock	$1	1	$1.0
37	TriMont Real Estate Advisors	$0	1	$0.2

Year-End Survey of Commercial/Multifamily Mortgage Servicing Volumes
as of December 31, 2010

Total US Collateral

Total Primary & Master Servicing

FHA & Ginnie Mae

Rank	Company	Amount ($ millions)	Number of loans	Avg. Loan Size ($m)
1	PNC Real Estate / Midland Loan Services	$10,207	1,914	$5.3
2	Berkadia Commercial Mortgage LLC	$8,326	2,811	$3.0
3	Prudential Asset Resources	$7,153	835	$8.6
4	Wells Fargo	$6,727	1,283	$5.2
5	Red Mortgage Capital, LLC	$2,860	548	$5.2
6	Heartland Bank	$2,444	590	$4.1
7	CWCapital LLC & CWCapital Asset Management	$2,237	353	$6.3
8	KeyBank Real Estate Capital	$1,645	174	$9.5
9	Capital Funding, LLC (formerly Capital Funding Group, Inc.)	$1,644	270	$6.1
10	P/R Mortgage & Investment Corp.	$1,606	348	$4.6
11	Lancaster Pollard Mortgage Company	$1,414	303	$4.7
12	Deutsche Bank Commercial Real Estate	$1,210	123	$9.8
13	Oak Grove Capital	$1,209	195	$6.2
14	Gershman Mortgage	$1,042	153	$6.8
15	Greystone Servicing Corporation, Inc.	$982	124	$7.9
16	Walker & Dunlop, LLC	$837	113	$7.4
17	M&T Realty Capital Corporation	$631	69	$9.1
18	Century Health Capital, Inc.	$558	60	$9.3
19	Dougherty Mortgage LLC	$480	58	$8.3
20	Grandbridge Real Estate Capital, LLC	$413	101	$4.1
21	NorthMarq Capital	$273	25	$10.9
22	AmeriSphere Multifamily Finance, LLC	$260	24	$10.8
23	Metropolitan Funding Corp.	$253	3	$84.4
24	First Housing Development Corporation of Florida	$194	41	$4.7
25	Centerline Capital Group	$180	31	$5.8
26	Johnson Capital Group	$178	25	$7.1
27	Bellwether Real Estate Capital LLC	$136	53	$2.6
28	Ziegler Financing Corporation	$107	10	$10.7
29	Columbia National Real Estate Finance, LLC	$29	4	$7.3
30	Bank of America Merrill Lynch	$11	4	$2.8
31	NCB, FSB	$6	2	$3.1
32	Q10 Capital LLC	$4	2	$2.0
33	Resurgent Capital Services	$0	6	$0.0

Year-End Survey of Commercial/Multifamily Mortgage Servicing Volumes as of December 31, 2010

Total US Collateral

Total Primary & Master Servicing

Life Insurance Companies

Rank	Company	Amount ($ millions)	Number of loans	Avg. Loan Size ($m)
1	PNC Real Estate / Midland Loan Services	$34,167	1,422	$24.0
2	GEMSA Loan Services LP	$33,143	2,167	$15.3
3	Prudential Asset Resources	$26,772	2,115	$12.7
4	Northwestern Mutual	$21,494	625	$34.4
5	NorthMarq Capital	$18,666	3,072	$6.1
6	New York Life Investments	$15,285	589	$26.0
7	Manulife Financial / John Hancock	$15,223	1,388	$11.0
8	Q10 Capital LLC	$13,067	4,371	$3.0
9	HFF L. P.	$12,631	1,171	$10.8
10	Principal Global Investors	$11,150	1,192	$9.4
11	AEGON USA Reality Advisors, LLC	$10,521	1,386	$7.6
12	Grandbridge Real Estate Capital, LLC	$9,728	2,817	$3.5
13	ING Investment Management, LLC	$9,011	1,228	$7.3
14	Nationwide Life Insurance Company	$7,893	1,227	$6.4
15	Bank of America Merrill Lynch	$7,699	2,039	$3.8
16	Thrivent Financial for Lutherans	$7,470	3,300	$2.3
17	The Lincoln National Life Insurance Company	$6,766	1,253	$5.4
18	Pacific Life Insurance Company	$6,390	162	$39.4
19	Newmark Realty Capital, Inc. - SAM Member	$4,252	679	$6.3
20	Essex Financial Services, LLC	$4,199	1,034	$4.1
21	Berkadia Commercial Mortgage LLC	$3,967	889	$4.5
22	Pacific Southwest Realty Services - SAM Member	$3,148	670	$4.7
23	Bellwether Real Estate Capital LLC	$2,720	698	$3.9
24	RiverSource Life Insurance Company	$2,506	818	$3.1
25	Cohen Financial	$2,097	458	$4.6
26	Barry S. Slatt Mortgage Company	$2,049	892	$2.3
27	4086 Mortgage Capital, Inc.	$2,004	441	$4.5
28	Norris, Beggs & Simpson	$1,627	354	$4.6
29	Columbia National Real Estate Finance, LLC	$1,560	132	$11.8
30	OneAmerica Financial Partners	$1,542	551	$2.8
31	Situs Serv LP DBA Situs Asset Management LLC	$1,508	438	$3.4
32	Walker & Dunlop, LLC	$1,479	149	$9.9
33	Sunrise Mortgage & Investment Co.	$1,378	937	$1.5
34	Colliers Meredith & Grew - SAM Member	$1,186	95	$12.5
35	TriMont Real Estate Advisors	$1,176	21	$56.0
36	Medalist Capital	$1,115	253	$4.4
37	Capital Advisors, Inc.	$1,102	306	$3.6
38	Glacier Real Estate Finance	$975	285	$3.4
39	RockBridge Capital LLC	$855	71	$12.0
40	Thomas D. Wood and Company - SAM Member	$845	404	$2.1
41	Johnson Capital Group	$783	108	$7.3
42	Allianz Real Estate of America	$770	26	$29.6
43	Westcap Corp.	$769	187	$4.1
44	Morris, Smith and Feyh, Incorporated	$747	154	$4.9

Year-End Survey of Commercial/Multifamily Mortgage Servicing Volumes as of December 31, 2010

Total US Collateral

Total Primary & Master Servicing

Life Insurance Companies

Rank	Company	Amount ($ millions)	Number of loans	Avg. Loan Size ($m)
45	KeyBank Real Estate Capital	$673	146	$4.6
46	George Elkins Mortgage Banking Company	$662	412	$1.6
47	Goedecke & Co., LLC	$645	114	$5.7
48	Venture Mortgage Corporation	$485	215	$2.3
49	Bernard Financial Servicing Group - SAM Member	$467	147	$3.2
50	Dickinson, Logan, Todd & Barber, Inc. - SAM Member	$438	126	$3.5
51	Pace Financial Group	$436	36	$12.1
52	Terrix Financial Corporation	$368	243	$1.5
53	Innovative Capital Advisors, LLC	$284	225	$1.3
54	Eustis Commercial Mortgage Corporation - SAM Member	$246	64	$3.8
55	Western Capital Realty Advisors - SAM Member	$192	38	$5.0
56	Great-West Life & Anuity Insurance Company	$147	44	$3.3
57	Boston Mutual Life Insurance Company	$133	153	$0.9
58	HomeStreet Capital	$58	23	$2.5
59	Welsh Capital, LLC - SAM Member	$36	32	$1.1
60	Wells Fargo	$26	5	$5.2
61	Allstate Investments, LLC	$23	11	$2.1
62	Minnesota Life Insurance Company	$4	6	$0.7
63	NCB, FSB	$1	1	$1.0

Year-End Survey of Commercial/Multifamily Mortgage Servicing Volumes as of December 31, 2010

Total US Collateral

Total Primary & Master Servicing

Warehouse (not elsewhere classified)

Rank	Company	Amount ($ millions)	Number of loans	Avg. Loan Size ($m)
1	Wells Fargo	$28,390	1,108	$25.6
2	PNC Real Estate / Midland Loan Services	$9,415	335	$28.1
3	KeyBank Real Estate Capital	$4,712	87	$54.2
4	Bank of America Merrill Lynch	$3,236	70	$46.2
5	Deutsche Bank Commercial Real Estate	$1,415	14	$101.1
6	Prudential Asset Resources	$985	91	$10.9
7	CWCapital LLC & CWCapital Asset Management	$174	12	$14.5
8	Q10 Capital LLC	$144	95	$1.5
9	Centerline Capital Group	$123	27	$4.6
10	GEMSA Loan Services LP	$115	9	$12.8
11	Berkadia Commercial Mortgage LLC	$111	7	$15.9
12	Lancaster Pollard Mortgage Company	$88	50	$1.8
13	Principal Global Investors	$81	11	$7.3
14	Oak Grove Capital	$76	10	$7.6
15	C-III Asset Management LLC	$75	19	$3.9
16	Resurgent Capital Services	$35	461	$0.1
17	RockBridge Capital LLC	$34	11	$3.1
18	P/R Mortgage & Investment Corp.	$33	7	$4.7
19	Pacific Life Insurance Company	$33	27	$1.2
20	Litton Loan Servicing	$32	154	$0.2
21	Barry S. Slatt Mortgage Company	$27	13	$2.1
22	Bernard Financial Servicing Group - SAM Member	$19	2	$9.5
23	NCB, FSB	$13	5	$2.5
24	Dougherty Mortgage LLC	$10	2	$5.0
25	Bridgelock Capital DBA (BLC SERVICING)	$4	5	$0.8
26	Situs Serv LP DBA Situs Asset Management LLC	$3	12	$0.3

Year-End Survey of Commercial/Multifamily Mortgage Servicing Volumes as of December 31, 2010

Total US Collateral

Total Primary & Master Servicing

Other

Rank	Company	Amount ($ millions)	Number of loans	Avg. Loan Size ($m)
1	Berkadia Commercial Mortgage LLC	$39,049	5,356	$7.3
2	PNC Real Estate / Midland Loan Services	$31,279	1,034	$30.3
3	Bank of America Merrill Lynch	$21,941	232	$94.6
4	Grandbridge Real Estate Capital, LLC	$1,212	418	$2.9
5	Greystone Servicing Corporation, Inc.	$936	89	$10.5
6	AEGON USA Reality Advisors, LLC	$870	90	$9.7
7	Wells Fargo	$723	16	$44.0
8	Bellwether Real Estate Capital LLC	$474	91	$5.2
9	Capital Funding, LLC (formerly Capital Funding Group, Inc.)	$248	17	$14.6
10	Pacific Life Insurance Company	$103	30	$3.4
11	Litton Loan Servicing	$71	207	$0.3
12	New York Life Investments	$61	1	$61.0
13	Red Mortgage Capital, LLC	$58	8	$7.3
14	First Housing Development Corporation of Florida	$52	22	$2.4
15	Q10 Capital LLC	$50	125	$0.4
16	M&T Realty Capital Corporation	$32	15	$2.1
17	Walker & Dunlop, LLC	$17	12	$1.4
18	Cohen Financial	$16	4	$4.0
19	P/R Mortgage & Investment Corp.	$10	25	$0.4

Year-End Survey of Commercial/Multifamily Mortgage Servicing Volumes as of December 31, 2010

Total US Collateral

Total Named Special Servicing

CMBS, CDO or other ABS

Rank	Company	Amount ($ millions)	Number of loans	Avg. Loan Size ($m)
1	LNR Partners, Inc (U.S.)	$201,348	15,015	$13.4
2	CWCapital LLC & CWCapital Asset Management	$150,469	11,788	$12.8
3	C-III Asset Management LLC	$116,200	11,936	$9.7
4	PNC Real Estate / Midland Loan Services	$61,235	8,977	$6.8
5	Berkadia Commercial Mortgage LLC	$36,564	6,225	$5.9
6	Wells Fargo	$22,601	1,052	$21.5
7	Bank of America Merrill Lynch	$17,538	153	$114.6
8	KeyBank Real Estate Capital	$14,361	2,290	$6.3
9	ORIX Capital Markets, LLC	$8,339	1,329	$6.3
10	The Bank of New York Mellon - Asset Solutions Division	$3,227	486	$6.6
11	NCB, FSB	$2,370	1,118	$2.1
12	Pacific Life Insurance Company	$2,034	286	$7.1
13	TriMont Real Estate Advisors	$1,313	20	$65.6
14	Situs Serv LP DBA Situs Asset Management LLC	$1,295	403	$3.2
15	Prudential Asset Resources	$1,194	15	$79.6
16	Deutsche Bank Commercial Real Estate	$1,065	72	$14.8
17	Protective Life Corp	$935	295	$3.2
18	Litton Loan Servicing	$206	587	$0.4
19	Principal Global Investors	$140	45	$3.1

Year-End Survey of Commercial/Multifamily Mortgage Servicing Volumes
as of December 31, 2010

C/MF Loans Secured by Collateral OUTSIDE the US

Total Primary & Master Servicing

TOTAL

Rank	Company	Amount ($ millions)	Number of loans	Avg. Loan Size ($m)
1	Hatfield Phillips International, an LNR Property Company	$28,756	194	$148.2
2	Deutsche Bank Commercial Real Estate	$24,845	169	$147.0
3	PNC Real Estate / Midland Loan Services	$11,541	1,461	$7.9
4	GEMSA Loan Services LP	$9,649	565	$17.1
5	Manulife Financial / John Hancock	$8,770	1,890	$4.6
6	Capital Services Group	$4,238	3,941	$1.1
7	Berkadia Commercial Mortgage LLC	$2,359	169	$14.0
8	LNR Partners Germany, an LNR Property Company	$1,022	543	$1.9
9	Bank of America Merrill Lynch	$867	31	$28.0
10	TriMont Real Estate Advisors	$748	45	$16.6
11	Pacific Life Insurance Company	$519	20	$26.0
12	Prudential Asset Resources	$334	12	$27.9
13	The Bank of New York Mellon - Asset Solutions Division	$78	30	$2.6

6. Recent Commercial/Multifamily Research Releases from MBA

The following reports can be found at www.mortgagebankers.org/research. If you have trouble locating these or other MBA reports, email crefresearch@mortgagebankers.org

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3/17/2011

Commercial/Multifamily Mortgage Debt Outstanding Fell by $67 billion, 2.7 Percent in 2010, Driven by CMBS Declines

The level of commercial/multifamily mortgage debt outstanding decreased by 0.5 percent in the fourth quarter of 2010, to $2.4 trillion, according to the Mortgage Bankers Association (MBA) analysis of the Federal Reserve Board Flow of Funds data. On a year-over-year basis, the amount of mortgage debt outstanding at the end of 2010 was $67 billion lower than at the end of 2009, a decline of 2.7 percent.

3/3/2011

MBA: Commercial and Multifamily Mortgage Delinquency Rates Remain Low for Life Companies, Fannie and Freddie; Fall for Banks/Thrifts; Rise Slightly for CMBS in Fourth Quarter

During the fourth quarter of 2010, commercial and multifamily mortgage delinquency rates remained low for life insurance companies, Fannie Mae and Freddie Mac; fell for banks and thrifts for the first time since the 2006 and rose slightly for loans held in commercial mortgage backed securities (CMBS), according to the Mortgage Bankers Association's (MBA) Commercial/Multifamily Delinquency Report.

2/7/2011

MBA: Strong Fourth Quarter Drives 2010 Commercial/Multifamily Mortgage Bankers Originations 36 Percent Above 2009 Levels

Mortgage bankers originated $110 billion of commercial and multifamily mortgages during 2010 – an increase of 36 percent from 2009, according to preliminary estimates based on the Mortgage Bankers Association's (MBA) Quarterly Survey of Commercial/Multifamily Mortgage Bankers Originations.

2/7/2011

MBA: Only 11 Percent of $1.4 trillion of Non-Bank Commercial/Multifamily Mortgage Debt Set to Mature in 2011

Of the $1.4 trillion balance of outstanding commercial/multifamily mortgages held by non-bank investors, only 11 percent of the total ($155 billion) will mature in 2011 and 9 percent ($125 billion) in 2012 according to today's release of the Mortgage Bankers Association's (MBA) 2010 Commercial Real Estate/Multifamily Survey of Loan Maturity Volumes. The survey found that maturities vary considerably by the type of investor holding the loan.

2/6/2011

Wells Fargo / Wachovia, PNC / Midland and Berkadia Lead National Rankings of Commercial / Multifamily Servicing Volumes

The Mortgage Bankers Association (MBA) today released its year-end ranking of commercial and multifamily mortgage servicers as of the end of December 31, 2010. On top of the list of firms is Wells Fargo with $451.1 billion in U.S. master and primary servicing, followed by PNC Real Estate/Midland Loan Services with $337.4 billion, Berkadia Commercial Mortgage with $194.9 billion, Bank of America Merrill Lynch with $126.6 billion, and KeyBank Real Estate Capital with $118.9 billion.

2/4/2011

MBA's Woodwell Testifies on Commercial Real Estate Market

Jamie Woodwell, Vice President of Commercial/Multifamily Research for the Mortgage Bankers Association (MBA), testified today before the Congressional Oversight Panel at a hearing titled, " Commercial Real Estate's Impact on Bank Stability."

12/17/2010

Encouraging Signs of Stronger Growth

Data becoming available over the past month or two have provided encouraging signs of somewhat stronger growth in real economic activity. The most heartening developments have been in consumer spending, which rose at a 2.8% annual rate in third quarter and appears to be on track to equal that gain in the current quarter.

12/15/2010

Commercial / Multifamily Mortgage Debt Outstanding Down 1.3 Percent on Bank and CMBS Balances in 3Q 2010

The level of commercial/multifamily mortgage debt outstanding decreased in the third quarter, to $3.2 trillion, according to the Mortgage Bankers Associations (MBA) analysis of the Federal Reserve Board Flow of Funds data.

12/1/2010

Commercial and Multifamily Mortgage Delinquency Rates Mixed in Third Quarter

Delinquency rates for different commercial/multifamily mortgage investor groups were mixed in the third quarter, according to the Mortgage Bankers Association's (MBA) Commercial/Multifamily Delinquency Report. The delinquency rate for loans held in CMBS is the highest since the series began in 1997. Delinquency rates for other groups remain below levels seen in the early 1990's, some by large margins.

11/4/2010

Commercial Mortgage Originations Continue to Rise in Third Quarter

Third quarter 2010 commercial and multifamily mortgage loan originations were 32 percent higher than during the same period last year and 15 percent higher than during the second quarter, according to the Mortgage Bankers Association’s (MBA) Quarterly Survey of Commercial/Multifamily Mortgage Bankers Originations.

10/26/2010

All Eyes on the Fed

Some of the economic statistics becoming available during the past month have been relatively encouraging. Key components of new orders for durable goods—the total excluding transportation equipment, and orders for nondefense capital goods other than aircraft—turned up in August, and data for previous months were revised higher. The ISM index for nonmanufacturing, the sector where most jobs are created, rose in September. The August rise in consumer spending was modest, but larger than expected. And initial claims for unemployment insurance have fallen in the past seven weeks to the lowest level since late March.

10/14/2010

MBA Reports 40 Percent Decline in Multifamily Borrowing in 2009 Among Diverse Lenders and Loan Sizes

In 2009, 2,725 different multifamily lenders provided a total of $52.5 billion in new financing for apartment buildings with five or more units, according to the Mortgage Bankers Association's (MBA) Annual Report on Multifamily Lending for 2009. The 2009 dollar volume represents a 40 percent decline from 2008 levels. The most active 122 lenders represented just four percent of active lenders, but 77 percent of the dollar volume lent. Three-quarters of the active lenders made five or fewer loans over the course of the year.

9/23/2010

MBA Analysis: Commercial and Multifamily Mortgage Debt Outstanding Declined $52 Billion or 1.6 Percent in 2Q 2010

The level of commercial/multifamily mortgage debt outstanding decreased in the second quarter, to $3.24 trillion, according to the Mortgage Bankers Association's (MBA) analysis of the Federal Reserve Board Flow of Funds data.

9/10/2010

Slow Growth Ahead

Data releases over the past month leave no doubt that economic growth has slowed to a snail's pace. Second quarter GDP growth was revised down to a 1.6% annual rate. Orders for durable goods other than transportation equipment fell sharply, and included an abrupt decline in a critical component—orders for nondefense capital goods other than aircraft. Existing home sales plummeted, falling to the lowest level since the series began in 1999, and the ISM index for non-manufacturing registered an unexpected decline in August.

9/2/2010

MBA: Commercial Delinquencies Up for CMBS, Flat for Banks in Second Quarter

Delinquency rates were mixed in the second quarter for commercial/multifamily mortgage investor groups, according to the Mortgage Bankers Association's (MBA) Commercial/Multifamily Delinquency Report.

8/24/2010

Wells Fargo Tops U.S. Commercial/Multifamily Servicers in MBA Mid-Year Rankings Report

The Mortgage Bankers Association (MBA) today released its mid-year ranking of commercial and multifamily mortgage servicers as of the end of June 30, 2010. Topping the list of firms is Wells Fargo with $462.8 billion in U.S. master and primary servicing, followed by PNC Real Estate/Midland Loan Services with $307.9 billion, Berkadia Commercial Mortgage with $202.6 billion, Bank of America Merrill Lynch with $133.4 billion and KeyBank Real Estate Capital with $124.7 billion.

7/28/2010

MBA: Second Quarter 2010 Commercial/Multifamily Mortgage Originations Increase Over First Quarter, But Remain Flat Over Last Year

Second quarter 2010 commercial and multifamily mortgage loan originations were one percent higher than during the same period last year and 35 percent higher than during the first quarter, according to the Mortgage Bankers Association's (MBA) Quarterly Survey of Commercial/Multifamily Mortgage Bankers Originations.

7/14/2010

Slower Growth Ahead

Incoming data over the past month or two have made for sobering reading. Data from the housing industry have revealed huge declines in housing sales and starts, building permits, and applications for loans to purchase homes. While some post tax credit slump was to be expected, more was borrowed from the future than had been bargained for. The manufacturing industry, which earlier had been growing rapidly, is cooling off—the ISM index for that industry fell in June. Consumers have lost confidence, and car sales have tailed off. Reports from abroad indicate a slowdown in the rate of growth in industrial activity.

6/22/2010

MBA Analysis: Commercial and Multifamily Mortgage Debt Outstanding Declined 0.9 Percent in First Quarter 2010

The level of commercial/multifamily mortgage debt outstanding decreased in the first quarter, to $3.31 trillion, according to the Mortgage Bankers Association's (MBA) analysis of the Federal Reserve Board Flow of Funds data.

6/16/2010

MBA Report Shows Economic Weakness Continues to Weigh on Commercial Mortgage Performance

Delinquency rates continued to increase in the first quarter for all commercial/multifamily mortgage investor groups, according to the Mortgage Bankers Association's (MBA) Commercial/Multifamily Delinquency Report. The delinquency rate for loans held in CMBS is the highest since the series began in 1997. Delinquency rates for other groups remain below levels seen in the early 1990's, some by large margins.

6/11/2010

European Debt Crisis: Drag on U.S. Growth

A month ago, the developing European debt crisis was a cloud on the economic horizon. During the past few weeks, rain has begun to fall.

5/18/2010

MBA Study: First Quarter 2010 Commercial/Multifamily Mortgage Originations Increase from Year Earlier, Though Levels Remain Low

First quarter 2010 commercial and multifamily mortgage loan originations were 12 percent higher than during the same period last year and 26 percent lower than during the fourth quarter of 2009, according to the Mortgage Bankers Association's (MBA) Quarterly Survey of Commercial/Multifamily Mortgage Bankers Originations.

5/12/2010

A New Question Mark on the Horizon

The performance of the U.S. economy since the middle of last year has exceeded most forecasters' expectations. Led by sharply rising inventory investment, the economy has rebounded from the deepest recession of the postwar period to record an average annualized growth rate of 3.7% during the past three quarters. The resurgence of the manufacturing sector has been particularly notable; since the trough in June of last year, manufacturing output has risen at an annual rate of 9%. While weak employment growth and moderating wage rates have depressed aggregate real wage income, consumer spending adjusted for inflation has nonetheless strengthened, rising in the first quarter at an annual rate of 3.6%, although much of that increase was due to a jump in spending on durable goods. Business investment in equipment and software has also contributed importantly to growth, and orders for nondefense capital goods point to continuing gains in the months immediately ahead.

4/22/2010

Mortgage Bankers' Commercial/Multifamily Originations Down 46 Percent in 2009

Commercial and multifamily mortgage origination volumes decreased 46 percent in 2009 among repeat reporters, with mortgage bankers reporting $82.3 billion of closed commercial and multifamily loans, according to the Mortgage Bankers Association's 2009 Commercial Real Estate/Multifamily Finance: Annual Origination Volume Summation.

4/12/2010

Will Long-Term Interest Rates Remain Low?

Fourth quarter real GDP growth was revised down a bit to a 5.6% annual rate, a revision too small to be significant. Data coming in during the past month suggest a real GDP growth rate of around 3% or a little less in the first quarter of 2010, well below the fourth quarter pace. Consumer spending appears to have risen a bit above a 3% annual rate—a surprisingly strong performance given little or no increase in real disposable income during the quarter. Federal consumption and investment also appears to have strengthened appreciably from its pace late last year. But inventory investment and business investment in equipment and software will make smaller contributions to economic expansion in the first three months of this year than they did in the prior quarter. Residential investment probably declined in the first quarter, given the recent monthly pattern of residential construction.

4/7/2010

Wells Fargo Was Top U.S. Commercial/Multifamily Originator in 2009 According to MBA

Wells Fargo Bank was the top commercial/multifamily originator in 2009, according to a set of listings released by the Mortgage Bankers Association (MBA). Other originators in the top 10 include PNC Real Estate; Deutsche Bank Commercial Real Estate; CBRE Capital Markets, Inc.; HFF L.P.; Prudential Mortgage Capital Company; Meridian Capital Group; MetLife; Northmarq Capital LLC and Capmark Financial Group Inc.

3/18/2010

MBA Analysis: Commercial and Multifamily Mortgage Debt Outstanding Declined 2.8 Percent in 2009

The level of commercial/multifamily mortgage debt outstanding decreased by 1.7 percent in the fourth quarter, to $3.4 trillion, according to the Mortgage Bankers Association (MBA) analysis of the Federal Reserve Board Flow of Funds data. On a year-over-year basis, the amount of mortgage debt outstanding at the end of 2009 was $99 billion lower than at the end of 2008, a decline of 2.8 percent.

3/15/2010

A Handoff to Final Sales

Inventory investment is typically a strong contributor to economic growth early in a recovery from recession. The current recovery is no exception. During the latter half of last year, real GDP grew at an annual rate of 4.0%; inventory investment accounted for more than half of that increase. That component of GDP has further to go before reaching its typical share of GDP—about 0.4%--but it is now two-thirds of the way along that path. Most of the thrust from inventory investment will probably be over by midyear, when the effects of the fiscal stimulus program adopted last year will be waning. Maintaining a pace of growth sufficient to create jobs on a scale that will reduce unemployment will therefore require private final sales to step up.

3/11/2010

MBA Report Shows Economic Fallout Continues to Impact Commercial Real Estate Markets/Delinquencies in 4th Quarter 2009

Delinquency rates continued to increase in the fourth quarter for most commercial/multifamily mortgage investor groups, according to the Mortgage Bankers Association's (MBA) Commercial/Multifamily Delinquency Report.

3/9/2010

MBA Analysis Shows Commercial/Multifamily Mortgage Performance Remains Stronger Than Overall Bank/Thrift Loan Portfolios

Today the Mortgage Bankers Association (MBA) released its most recent Commercial/Multifamily Research DataNote, which examines the performance of loans and leases held by banks and thrifts as of the fourth quarter of 2009. The results show that commercial and multifamily mortgages continue to have the lowest charge-off rates of any loan type at banks and thrifts and have 30+ day delinquency rates lower than the overall portfolio of loans and leases held by these institutions.

2/23/2010

Federal Budget Deficits—A Threat to the Nation's Future

The 5.7% annual rate of increase in real GDP last quarter was the strongest in 6 years. Inventory investment contributed 3.4 percentage points to the expansion; inventories were still being drawn down during the quarter, but at a much less rapid rate. But the quarter wasn't just about inventories; there were positive developments with regard to final sales. Business investment in equipment and software increased at a 13% annual rate, and exports increased even faster. Moreover, the 2% rise in spending by consumers was stronger than might have been expected, since it followed a quarter in which consumer outlays had been boosted by the cash for clunkers program and second quarter additions to disposable income from the stimulus package.

2/2/2010

MBA Study: Originations of Commercial and Multifamily Mortgages Increased in Fourth Quarter 2009

Fourth quarter 2009 commercial and multifamily mortgage loan originations were 12 percent higher than during the same period last year and 15 percent higher than during the third quarter of 2009, according to the Mortgage Bankers Association's (MBA) Quarterly Survey of Commercial/Multifamily Mortgage Bankers Originations.

2/1/2010

Wells Fargo/Wachovia, PNC/Midland and Berkadia Lead National Rankings of Commercial/Multifamily Servicing Volumes

The Mortgage Bankers Association (MBA) today released its year-end ranking of commercial and multifamily mortgage servicers as of the end of December 31, 2009. On top of the list of firms is Wells Fargo/Wachovia Bank with $473.8 billion in U.S. master and primary servicing, followed by PNC Real Estate/Midland Loan Services with $322.9 billion, Berkadia Commercial Mortgage with $217.9 billion, Bank of America Merrill Lynch with $131.7 billion, KeyBank Real Estate Capital with $128.5 billion, and GEMSA Loan Services LP with $102.3 billion.

2/1/2010

Only 13 Percent of Non-Bank Commercial/Multifamily Mortgage Debt to Mature in 2010; Seven Percent in 2011

The Mortgage Bankers Association (MBA) today released the results of its 2009 Commercial Real Estate/Multifamily Survey of Loan Maturity Volumes. The survey indicates that the volume of commercial and multifamily mortgage debt maturing in 2010 and 2011 is relatively low. Of the $1.45 trillion balance of outstanding mortgages held by non-bank investors, only 13 percent of the total ($183.9 billion) will mature in 2010 and 7 percent ($99.8 billion) in 2011. The survey also found that maturities vary considerably by the type of investor holding the loan.

1/12/2010

Signs of Life in the Economy

Economic growth appears to have picked up significantly in the final three months of 2009 from the subdued 2.2% annual rate of the third quarter. Fourth quarter GDP growth of roughly 4-1/2% seems in train. A larger increase in inventory investment is the main reason for stronger fourth quarter growth; final sales rose at about the same pace as in the prior three months, but with a different mix—a smaller contribution from consumer spending offset by an improved performance of net exports.

12/17/2009

MBA Analysis: GSEs Increase Multifamily Mortgage Holdings; Banks Decrease Construction Loans and Increase Commercial/Multifamily Mortgages in Third Quarter 2009

The level of commercial/multifamily mortgage debt outstanding decreased in the third quarter, to $3.43 trillion, according to the Mortgage Bankers Association (MBA) analysis of the Federal Reserve Board Flow of Funds data.

12/8/2009

Better News on the Job Front

The recovery in economic activity underway since the middle of the year has been of moderate dimensions and plagued with downside risks. One of the more important risks to continued expansion is the difficulty small businesses and consumers are encountering in obtaining credit. Financial markets have been in a healing process since late last year; stock prices have risen dramatically, yields spreads have narrowed, and larger businesses have been able to tap the money and capital markets for funds. But smaller businesses and consumers are heavily dependent on banks for obtaining credit, and there is little evidence that, as yet, banks have loosened the purse strings. Bank loans to businesses and consumers are still falling with few signs of abatement. To be sure, part of the decline stems from declining demand, but the magnitude of the fall is too large to be explained by weakness in demand alone.

12/7/2009

MBA Report Shows Third Quarter 2009 Commercial and Multifamily Mortgage Performance Falls in Weakened Economy

Delinquency rates continued to increase in the third quarter for most commercial/multifamily mortgage investor groups, according to the Mortgage Bankers Association's (MBA) Commercial/Multifamily Delinquency Report.

11/23/2009

MBA Reports Multifamily Lending 40 Percent Lower in 2008 Than 2007; Market Remained Broad and Diverse

In 2008, 2,877 different multifamily lenders provided a total of more than $88 billion in new financing for apartment buildings with five or more units, according to an annual report from the Mortgage Bankers Association (MBA). The 2008 dollar volume represents a 40 percent decline from 2007 levels.

11/10/2009

Unemployment Overshadows Signs of Recovery

Monthly indicators of economic activity since the middle of the year have indicated that the recession of 2008 and 2009 is likely over and that a recovery is underway. Third quarter real GDP numbers provide strong confirming evidence, as real output rose at an annual rate of 3.5%. Inventory investment contributed .9 percentage points to GDP growth; while businesses were still reducing stocks, they were doing so at a less rapid rate. Residential investment turned up after 3-1/2 years of steady declines, adding .5 percentage points to GDP growth. Increases in consumer purchases of motor vehicles and parts contributed another 1 percentage point.

11/5/2009

MBA Study Commercial and Multifamily Mortgage Originations Remained Low in Third Quarter 2009

Commercial and multifamily mortgage loan originations for the third quarter of 2009 were 12 percent lower than during the second quarter of 2009, and 54 percent lower than during the same period last year, according to the Mortgage Bankers Association's (MBA) Quarterly Survey of Commercial/Multifamily Mortgage Bankers Originations.

10/13/2009

Is the Recovery on Solid Ground?

Third quarter real GDP appears to be growing at about a 3% annual rate, following a (revised) decline of 0.7% in the second quarter. Reduced inventory liquidation likely accounts for a significant part of the turnaround. Inventory investment subtracted nearly 1-1/2 percentage points from GDP growth in the second quarter; it will probably add a similar amount in the third quarter. Consumer spending also strengthened, with the cash for clunkers program contributing to higher outlays for durable goods.

9/24/2009

Commercial / Multifamily Mortgage Debt Outstanding Declines in Second Quarter 2009

The level of commercial/multifamily mortgage debt outstanding decreased in the second quarter, to $3.47 trillion, according to the Mortgage Bankers Association (MBA) analysis of the Federal Reserve Board Flow of Funds data.

9/9/2009

MBA Report Shows Commercial / Multifamily Delinquency Rates Continue to Climb in Second Quarter 2009

Delinquency rates continued to increase in the second quarter for all commercial/multifamily mortgage investor groups, according to the Commercial/Multifamily Delinquency Report from the Mortgage Bankers Association (MBA).

9/8/2009

Wanted: Real Wage Income

Evidence continues to mount that the recession of 2008-2009, the longest and deepest of the postwar period, is coming to an end. Initial claims for unemployment insurance have fallen to last January's level; the ISM indexes for both manufacturing and nonmanufacturing rose further in August; orders for durable goods are strengthening; residential building permits have been moving up since April, and the index of leading economic indicators has increased four months in a row.

8/27/2009

Wells Fargo / Wachovia Bank Tops U.S. Commercial / Multifamily Servicers in MBA Mid-Year Rankings Report

The Mortgage Bankers Association (MBA) today released its mid-year ranking of commercial and multifamily mortgage servicers as of June 30, 2009. On top of the list of firms is Wells Fargo/Wachovia Bank with $476.2 billion in U.S. master and primary servicing, followed by PNC Real Estate/Midland Loan Services with $308.5 billion, Capmark Finance Inc. with $248.7 billion, KeyBank Real Estate Capital with $133.1 billion, Bank of America with $132.2 billion, and GEMSA Loan Services LP with $104.8 billion.

8/17/2009

An Economic Recovery is Imminent

The recession of 2008-2009 has been both long and deep. Through July, the recession measured 19 months in length; the previous two longest recessions in postwar history ended after 16 months. By many measures, the current recession has also been the most severe of the postwar period—the largest percentage decline in real GDP and in payroll employment, and the biggest increase in the unemployment rate. Unenviable new records have been set. The median duration of unemployment, at 15.7 weeks, far exceeds the prior cyclical peak of 12.3 weeks in early 1983. The number of persons unemployed for 15 weeks or longer, at 53.7 percent of the total unemployed, is well above the previous high of 41.1 percent during the recession of 1982-83. The nation will wave goodbye to the current recession with no regrets at its departure.

8/6/2009

MBA Survey: Q2 2009 Commercial/ Multifamily Originations Up from Last Quarter, Down from Last Year

Second quarter 2009 commercial and multifamily mortgage loan originations were 50 percent higher than during the first quarter of 2009, a quarter with very little activity, but remained 54 percent lower than during the same period last year, according to the Mortgage Bankers Association's (MBA) Quarterly Survey of Commercial/Multifamily Mortgage Bankers Originations.

7/10/2009

The Exit Door is Ajar

This past month has brought additional signs of deceleration in the decline of economic activity. The housing data for May were relatively encouraging: total home sales, housing starts and residential building permits all increased. Durable goods orders rose in May, even after allowing for the huge increase in civilian aircraft orders. Auto sales picked up somewhat last month. Job losses in June, however, exceeded expectations by a wide margin, as payroll employment fell by 467 thousand.

6/19/2009

The Inflation Debate

Additional evidence has surfaced during the past month that the rate of decline in economic activity is moderating. Job losses have come down; the 345 thousand decline in payroll jobs in May was the smallest since last September. The ISM indexes for both manufacturing and nonmanufacturing increased a bit further in May, and the four week average of initial claims for unemployment insurance has receded from its recent peak. New and existing home sales both increased in April, and the April rise in the pending home sales index—the third monthly increase in a row—suggests further gains in sales ahead. Construction put-in-place rose in April and auto sales improved in May, partly in response to greater incentives.

6/18/2009

Commercial/Multifamily Mortgage Debt Outstanding Remains Unchanged During First Quarter 2009

The level of commercial/multifamily mortgage debt outstanding remained relatively unchanged in the first quarter, at $3.48 trillion, according to the Mortgage Bankers Association (MBA) analysis of the Federal Reserve Board Flow of Funds data.

6/4/2009

2008 Commercial/Multifamily Originations Down 65 Percent to $181 Billion

The commercial/multifamily mortgage origination volumes decreased 65 percent in 2008, with mortgage bankers closing $181.4 billion in commercial and multifamily loans; according to the Mortgage Bankers Association's 2008 Commercial Real Estate/Multifamily Finance: Annual Origination Volume Summation. Decreases were seen across all property types and most investor groups, and were led by decreases in loans intended for commercial mortgage-backed security (CMBS), collateralized debt obligations (CDO) and other asset-backed security (ABS) conduits. Intermediated loan volume decreased 68 percent between 2007 and 2008.

6/2/2009

MBA Study: Commercial and Multifamily Mortgage Delinquency Rates Continued to Rise in the First Quarter

The weakening economy and continued credit crunch led to increases in commercial/multifamily mortgage delinquencies during the first quarter of 2009, according to the Commercial/Multifamily Delinquency Report, released today by the Mortgage Bankers Association (MBA).

5/14/2009

Rising Long-Term Treasury Rates: A Threat or a Promise?

This past month has brought additional signs that the economy has backed further away from the edge of the precipice that leads to the abyss. The Institute for Supply Management (ISM) index for manufacturing rose modestly further—the third consecutive increase. Its companion index for the nonmanufacturing sector rose to 43.7 in April—still below the level of 50, the break even between expansion and contraction, but well above the trough of 37.4 last November. Initial claims for unemployment insurance have come down significantly in recent weeks, after rising steadily for more than a year and a half. And while payroll employment fell another 539 thousand last month, it marked the smallest job loss since October 2008. Late last year, the economy was headed downhill with breakneck speed. It is still declining, but at a moderating pace.

5/13/2009

MBA Survey Shows Continued Slowdown of Commercial / Multifamily Mortgage Lending in First Quarter 2009

Commercial and multifamily mortgage loan originations continued to drop in the first quarter of 2009, according to the Mortgage Bankers Association's (MBA) Quarterly Survey of Commercial/Multifamily Mortgage Bankers Originations. First quarter originations were 70 percent lower than during the same period last year and 26 percent lower than during the fourth quarter of 2008. The year-over-year decrease was seen across all investor groups and most property types.

4/21/2009

MBA: Bank of America and Wells Fargo Were Top U.S. Commercial / Multifamily Originators in 2008

Bank of America and Wells Fargo were the top commercial/multifamily originators in 2008, according to a set of listings released today by the Mortgage Bankers Association (MBA). Other originators in the top 10 include PNC Real Estate; Holliday Fenoglio Fowler, L.P.; Wachovia; GE Real Estate; Capmark Financial Group Inc.; CBRE | Melody; Deutsche Bank Commercial Real Estate; and KeyBank Real Estate Capital.

4/10/2009

How Bright is the Light at the End of the Tunnel?

The arrival of spring has brought with it signs that the economy's steep fall during this past winter might be moderating. The housing industry appears to be close to bottoming out. New and existing home sales, housing starts, and residential building permits all rose in February. Lower mortgage interest rates and declining home prices have boosted housing affordability. Inventories of unsold homes have declined steeply—by 17 percent for existing homes and more than twice that amount for new homes.

3/23/2009

Commercial/Multifamily Mortgage Debt Outstanding Increases During Fourth Quarter

The level of commercial/multifamily mortgage debt outstanding grew by 0.7 percent in the fourth quarter of 2008, to $3.5 trillion, according to the Mortgage Bankers Association (MBA) analysis of the Federal Reserve Board Flow of Funds data. The total was an increase of $166 billion, or 5 percent from the end of 2007.

3/23/2009

Is the Economy in a Free Fall?

The decline in real GDP in the fourth quarter has been revised to a -6.2 percent annual rate from the initial estimate of -3.8 percent. A further downward revision may be in store when the final figure for the quarter is released on the 20th of this month, since construction outlays for November and December were revised down sharply. Real GDP in the current quarter seems likely to fall at about the same pace as in the final quarter of last year. Since declines of this magnitude are among the largest for any quarter of the postwar period, the economy is frequently described in the press as being in a free fall.

3/19/2009

Commercial/Multifamily Mortgage Debt Outstanding Increases During Fourth Quarter

The level of commercial/multifamily mortgage debt outstanding grew by 0.7 percent in the fourth quarter of 2008, to $3.5 trillion, according to the Mortgage Bankers Association (MBA) analysis of the Federal Reserve Board Flow of Funds data. The total was an increase of $166 billion, or 5 percent from the end of 2007.

3/12/2009

Credit Markets and Economy Add Pressure to Commercial Mortgage Performance

The weakening economy and continued credit crunch contributed to increases in commercial/multifamily mortgage delinquencies during the fourth quarter of 2008, according to the Commercial/Multifamily Delinquency Report from the Mortgage Bankers Association (MBA).

2/11/2009

Wanted: Strong Support for Aggregate Demand

The decline in real gross domestic product (GDP) in the fourth quarter, 3.8 percent at an annual rate, was less than expected, thanks to an increase in inventory investment. Final sales fell at an annual rate of 5.0 percent, the largest decline since the second quarter of 1980.

2/10/2009

Commercial/Multifamily Mortgage Originations Down 80% from Q4 2007 in MBA Survey

Commercial and multifamily mortgage loan originations dropped in the fourth quarter, according to the Mortgage Bankers Association's (MBA) Quarterly Survey of Commercial/Multifamily Mortgage Bankers Originations. Fourth quarter originations were 80 percent lower than during the same period last year. The year-over-year decrease was seen across all property types and investor groups.

2/9/2009

$171 Billion of Non-bank Commercial/Multifamily Mortgages Maturing in 2009; Significant Differences by Investor Group

The Mortgage Bankers Association (MBA) today released the results of its new Commercial Real Estate/Multifamily Survey of Loan Maturity Volumes that reports $171 billion of commercial/multifamily mortgages held by non-bank lenders and investors will mature in 2009. According to the survey, the volume of loans maturing varies considerably by the type of investor holding the loan.

2/8/2009

Wachovia, PNC/Midland, Capmark and Wells Fargo Lead National Rankings of Commercial/Multifamily Servicing Volumes

The Mortgage Bankers Association (MBA) today released its annual ranking of commercial and multifamily loan servicers as of the end of 2008 during MBA's Commercial Real Estate (CREF) Convention. On top of the list of firms is Wachovia Securities with $412.9 billion in U.S. master and primary servicing, followed by PNC Real Estate/Midland Loan Services with $310.3 billion, Capmark Finance, Inc. with $260.9 billion and Wells Fargo with $182.6 billion.

1/12/2009

Monetary Policy: Full Speed Ahead

Little doubt remains that the economy is now in a full-blown recession, one that may prove to be the longest and deepest of the postwar period. This month's forecast anticipates a fourth quarter decline in real GDP of nearly 6 percent at an annual rate. Incoming data over the past month have been sobering. Payroll employment fell by more than half a million in December, and there were sizable downward revisions of jobs data for November and October. Manufacturing output dropped 1-1/2 percent in November, and housing starts, residential building permits, home sales, and home prices all fell in November.

1/8/2009

Slowing Economy Begins to Hit Commercial Real Estate Finance Markets; Credit Crunch Impact Continues

The Mortgage Bankers Association (MBA) today released its Commercial Real Estate/Multifamily Finance Quarterly Data Book for the third quarter of 2008. The Data Book compiles comprehensive up-to-date information on topics of interest to commercial/multifamily real estate finance industry participants and observers.

About the Commercial Real Estate/Multifamily Finance DataBook

The *Commercial Real Estate/Multifamily Finance DataBook* is produced quarterly by the Research and Economics staff of the Mortgage Bankers Association and can be found at www.mortgagebankers.org/research. For more information, contact Jamie Woodwell, MBA's Vice President of Commercial/Multifamily Research, at (202) 557-2936 or jwoodwell@mortgagebankers.org.

About the Mortgage Bankers Association

The Mortgage Bankers Association (MBA) is the national association representing the real estate finance industry, an industry that employs more than 280,000 people in virtually every community in the country. Headquartered in Washington, D.C., the association works to ensure the continued strength of the nation's residential and commercial real estate markets; to expand homeownership and extend access to affordable housing to all Americans. MBA promotes fair and ethical lending practices and fosters professional excellence among real estate finance employees through a wide range of educational programs and a variety of publications. Its membership of over 2,200 companies includes all elements of real estate finance: mortgage companies, mortgage brokers, commercial banks, thrifts, Wall Street conduits, life insurance companies and others in the mortgage lending field. For additional information, visit MBA's web site: www.mortgagebankers.org.

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