

ARIES

CAPITAL



COMMERCIAL
REAL ESTATE FINANCE



Since 1991, our team at Aries Capital has funded over \$4 billion to commercial real estate owners and developers nationwide.



For the past two decades, through ever-changing economic climates, Aries Capital, LLC has consistently delivered desirable and cost-effective commercial mortgage and real estate investment solutions to property owners and developers nationwide.

"We chose Aries to lead the financing because of both our long-standing relationship and the fact that we knew they could get the job done."

-Michael Christie, Heritage Capital Investments, LLC

Our first-hand experience as a real estate investor and as a direct lender, combined with our extensive network of capital sources and renowned tax credit expertise, enables us to adapt to each client's unique situation. We work with you to build a complete capital structure that maximizes the value of your real estate investment. Bottom line, when you choose Aries Capital, we deliver.

Creative Financial Solutions

We understand the difficult conditions property owners are faced with today. Our specialized team works hand-in-hand with clients to create exclusive partnerships between capital sources and property owners. With our full suite of programs, we can help you build a customized capital structure, tailored for whether your property is stable, in transition, or in need of an equity infusion.

In addition to commercial mortgage and equity placement services, Aries also provides financing directly from our own balance sheet. As a lender, we have the in-house expertise to evaluate and underwrite complex real estate transactions, as well as structure and close loans.

OUR PROGRAMS:

Permanent Debt

Bridge Financing

Construction Financing

Discounted Pay Off
(DPO) Financing

Mezzanine Debt

Tax Credit Services

Joint Venture Equity



RETAIL



OFFICE



MULTIFAMILY



INDUSTRIAL



HOTEL

First-hand Personal Experience

In 1991, Aries Capital Chairman and CEO, Neil D. Freeman, founded the company based on the cornerstone that the best service is provided by people who have successfully navigated the process themselves. Not only do we assist our clients with their real estate investments, our principals maintain ownership interests in over \$250 million of commercial real estate assets, and have developed and repositioned many commercial properties. As a result, we are better equipped to help clients anticipate and mitigate any potential investment issues, access the most competitive financing options, and leverage available tax credits.

Access to Diverse Capital Sources

Aries has built a solid reputation and long-standing relationships with a unique mix of capital sources. Even when market conditions have tightened and traditional capital sources have slowed or ceased lending, Aries has continued to secure financing through strong correspondent relationships with the nation's leading Wall Street investment banks, hedge and private money funds, life companies, commercial banks, and credit unions.



Expertise in Complex Government Programs

Through our affiliate, the Urban Development Fund (UDF), we offer tremendous expertise in the structuring and sale of Historic, New Markets Tax Credits and other forms of government subsidies and incentives. UDF has been qualified as a Community Development Entity (CDE), and has been awarded over \$500 million in state and federal New Markets Tax Credits allocations. Our extensive network of investors allows UDF to place credits at extremely attractive pricing with the most efficient structures.

Continuing Innovation

Aries acquires a \$100 million commercial real estate servicing portfolio from the Resolution Trust Corporation.

Aries opens an office for the largest Fannie Mae DUS lender, producing over \$100 million in loans annually.

Aries's affiliate, the Urban Development Fund (UDF), receives a \$15 million allocation from the U.S. Treasury as part of the New Markets Tax Credits program.

UDF receives its 6th round of federal New Markets Tax Credits allocations, making it one of the most successful CDEs.

Aries leads the CMBS rebirth, originating one of the top ten loans into the \$715 million JP Morgan/Ladder Capital CMBS securitization.

Aries surpasses \$4 billion in debt and equity arranged or directly funded since 1991.



Aries becomes one of the first originators of Commercial Mortgage Backed Securities (CMBS) and closes over \$2 billion in transactions over the next decade.

Aries raises capital for its investment fund, originating over \$40 million as the principal lender.

During the height of the Credit Crisis, Aries closes over \$300 million in debt and tax credit financing.

UDF receives its 7th round of federal New Markets Tax Credits allocations, bringing the total award for state and federal allocations to \$500 million.



We're Ready to Assist You

We welcome the opportunity to discuss your particular financing needs and offer viable solutions.

Contact Us

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