

# Low Doc Commercial Real Estate Refinance



# Problem Real Estate How To Restructure Refinance And Remarket Troubled Commercial Properties

**J Ma**



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**Congressional Oversight Panel August Oversight Report** United States. Congressional Oversight Panel,2009

Commercial Real Estate Restructuring Revolution Stephen B. Meister,2010-12-28 How to plan for the commercial real estate collapse Encompassing apartment office retail hospitality warehouse manufacturing and flex or R D buildings commercial real estate CRE investment in the U S totaled 6 4 trillion at the end of 2008 As noted in the February 2010 Congressional Oversight Panel Report 1 4 trillion of CRE debt is coming due by 2014 and half of the CRE projects securing such debt are underwater Commercial Real Estate Restructuring Revolution Strategies Tranche Warfare and Prospects for Recovery looks at how we got into this mess impacts of the housing crisis debt structures lender borrower collusion and bankruptcy abuses and offers possible solutions to the CRE crisis Along the way author Stephen Meister Discusses how CRE value losses are being driven by investors risk adjusted cap rates not just poorer market fundamentals Discusses strategies and emerging trends in CRE foreclosures including forced lender fundings lender attempts to chill bids and UCC foreclosure tactics and pitfalls Proposes legislative solutions and explains how any rebound will require federal spending cuts a vast deleveraging and a market clearing process With a crashing CRE debt market and the hundreds of CRE heavy regional banks destined for failure getting out ahead of the curve is essential Commercial Real Estate Restructuring Revolution addresses how we got here and how you can plan for the impending crash      **Commercial Real Estate Losses and the Risk to**

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Congressional Oversight Panel,2011      **Structuring Commercial Real Estate Workouts** W. Wade Berryhill,Michael J. Herbert,Joel B. Eisen,1999-12-01 Structuring Commercial Real Estate Workouts Alternatives to Bankruptcy and Foreclosure Second Edition presents a concise introduction to the legal and business considerations involved in real estate loan workouts It is designed to aid lenders borrowers and their legal counsel in confronting the variety of issues encountered in working out an acceptable solution to the dilemma posed by a loan in default The parties associated with a defaulting loan face a number of potential pitfalls ranging from imminent insolvency of the borrower and the diminution in value or loss of a lender s security interest to draconian penalties incurred through liability for environmental hazards present on the property Structuring Commercial Real Estate Workouts introduces the varied issues discusses the limitations and advantages of foreclosure and other remedies and presents suggestions for guiding potential alternative courses of action The Second Edition features extensive coverage of environmental liabilities that may arise under federal statutes and regulations such as RCRA and CERCLA and how lenders can avoid or minimize these liabilities A new chapter has been added on the state mini RCRA's and CERCLA's necessitated by the growing importance of state environmental laws to real estate financing A detailed discussion is presented on the laws and programs that have been developed to minimize lender liability at andquot

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