



Nationwide Real Estate Development & Financing Firm



About VRE

Founded in 1994, Virtual Realty Enterprises, LLC., is a nationwide real estate development and finance firm involved in a full range of commercial real estate, from ownership to lending. The company has developed, redeveloped, managed, or financed in excess of \$750 million in assets.

Virtual Realty Management is noted for its:

- Reputation for identifying and executing on development and redevelopment situations
- Unique structures for financing bridge loan opportunities
- Reliable and timely closings
- Proprietary due diligence process
- Ninety years of combined real estate and lending experience

Virtual Realty Enterprises has been involved in the development and redevelopment of significant real estate projects nationwide. Whether it is a commercial building, hotel, land development, retail center, apartment complex or other commercial real estate opportunity, Virtual Realty Enterprises will work to achieve the highest value through efficient and effective development and redevelopment of the asset.

Virtual Realty Enterprises is also a nationwide non-bank bridge lender, underwriting commercial real estate projects nationwide. Past financings include hotels, retail, office, manufactured housing, RV Parks, and multifamily projects. VRE will entertain lending opportunities in all 50 states and will generally lend from \$2 million to \$8 million per transaction.



Nationwide Real Estate Development & Financing Firm

Loan Acquisitions

Virtual Realty Enterprises, LLC is a non-bank lender that acquires commercial real estate-backed loans in the secondary market. We seek to obtain commercial loans that no longer fit within a lender's performance criteria or require disposition.

We work quickly to:

- Review a loan opportunity
- Develop a fair proposal
- Conduct due diligence, and
- Implement a plan of action to acquire the loan.

In many cases we are able to complete the entire process in less than 30 days. Ideal loan size ranges from \$2 million to \$2 million.

Products & Services

- Reliable and timely loan closings
- Ideal loan size is \$2 million to \$8 million
- Proprietary due diligence process
- Prefer income producing properties
- Creative loan structuring
- Fast credit decisions
- Reputation for exceptional service to banks

Situations

- Loan concentration issues
- Payment defaults
- Maturity defaults
- Bankruptcy situations

Property Types

- Retail
- Industrial
- Hotel
- Gas Station
- Office
- Multi Use
- Marina
- C-Store
- Warehouse
- Multifamily
- Healthcare
- RV Parks
- Manufactured Housing



Nationwide Real Estate
Development & Financing Firm

Loan Originations

Virtual Realty Enterprises, LLC is a non-bank lender that underwrites commercial real estate mortgages.

We work with Real Estate entrepreneurs throughout the United States to offer them unique financing packages.

Developers work with us because we have:

- An ability to close deals quickly
- An excellent reputation in the industry, and
- The ability to offer “creative solutions” to lending situations that don’t “fit” a standard bank structure.

VRE underwrites transactions in commercial real estate backed by real estate, operating companies and/or individuals of substantial net worth. Current and previous loan portfolio holdings include promissory notes for hotels, apartment buildings, shopping centers, as well as land acquisition and development. Ideal loan size for this fund is \$2 million to \$8 million.

Products & Services

- Reliable and timely loan closings
- Ideal loan size is \$2 million to \$8 million
- Proprietary due diligence process
- Prefer income producing properties
- Creative loan structuring
- Fast credit decisions

Situations

- Payment defaults
- Maturity defaults
- Bankruptcy situations

Property Types

- Retail
- Industrial
- Hotel
- Gas Station
- Office
- Multi Use
- Marina
- C-Store
- Warehouse
- Multifamily
- Healthcare
- RV Parks
- Manufactured Housing



Nationwide Real Estate
Development & Financing Firm



Locations

Missouri (Headquarters)

100 S Brentwood Blvd, Ste 240
Saint Louis, MO 63105-1635

Phone: (314) 244-3500

Fax: (314) 244-3519

Florida Office

415 SW 14th St
Ocala, FL 34471

Phone: (352) 629-0045

Fax: (352) 629-0819

Arizona Office

1429 N Scottsdale Road
Tempe, AZ 85281-1714

Phone: (480) 818-3073