



About VRE



Virtual Realty Enterprises, LLC, is a Missouri limited liability company that has managed more than \$500 Million in assets. VRE has an extraordinary track record of meeting the needs of lenders from all across North America.

Virtual Realty Enterprises, LLC's management is noted for its:

- Reputation for exceptional service to banks and other lenders
- Proprietary due diligence process
- Reliable and timely loan closings
- Forty years of combined banking and real estate lending experience by principals Henry Warshaw and Mark O'Connell

VRE invests primarily in commercial real estate loans and mortgages 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, nursing homes, shopping centers, land acquisition and development, warehouses, office buildings and marinas. Ideal loan size for this fund is \$3 million to \$15 million. VRE will also consider investments in REO and subordinated notes.



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 \$3 million to \$15 million.

Products & Services

- Reliable and timely loan closings
- Ideal loan size is \$3 million to \$15 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



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 \$3 million to \$15 million.

Products & Services

- Reliable and timely loan closings
- Ideal loan size is \$3 million to \$15 million
- Proprietary due diligence process
- Prefer income producing properties
- Creative loan structuring
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Situations

- Payment defaults
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Testimonials



“ VRE is comprised of people who act with the utmost professionalism and operate with the highest level of integrity. My business relationship with VRE dates back to 1996. ”

Sandy Abbott
South Atlantic Enterprises, Inc.

“ Recently I closed a loan on a complicated and time sensitive commercial real estate project with Virtual Realty Enterprises. I was highly impressed with the speed in which they were able to review a loan proposal, issue a term sheet and move the loan to closing. They were accessible (they do answer the phone and they do respond to emails promptly), showed flexibility in structuring the deal and showed true commitment to ensuring that the deal that was proposed got closed on time, with no last minute changes. I would highly recommend them as a source of private capital for bridge loan requests. They are a reliable and trustworthy source of capital. They actually do what they say, and in these times, that says a lot. ”

Tom Cohen
Johnson Capital



Locations



Missouri (Headquarters)

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