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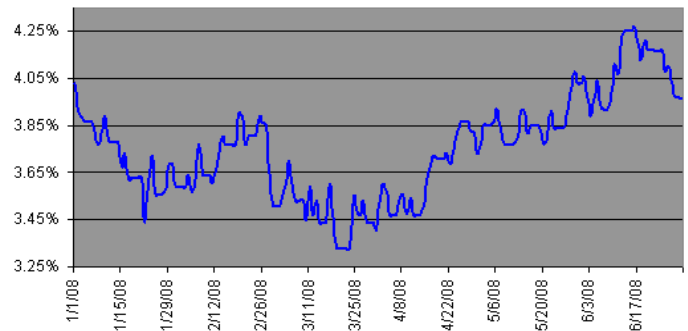
Bullish Seattle Apartment Outlook through 2008 and into 2009

Hendricks & Partners, an apartment real estate company, released a recent study that found rental rates up and vacancy rates down, a promising trend. On average, apartment rental rates were up almost 8%, while vacancy rates fell to 4.5% in the Tri-County (King, Snohomish, & Pierce) area. "Short marketing time, multiple offers, and interest from out-of-state buyers have supported increased per-unit pricing of assets in the Seattle-Tacoma apartment market, particularly the Class A segment. Strong operational fundamentals of rising rents and reduced vacancy rates are not only driving this trend, but offering upside potential for well located Class B and Class C properties as value-add opportunities."

-Hendricks & Partners 2008 PNW Apartment Update

The commercial real estate lending market, as a whole, is seeing a heightened aversion to risk. Lenders are becoming increasingly particular on asset type and location. It is essential in today's market to find sources of money that will exceed your expectations. Given our unique correspondent relationships with various sources of money, NBS Financial will ensure competitive pricing and proceeds for your next deal.

10 Year US Treasury Rate - YTD 2008



June Treasury Highlights:

- Yield Curve is still favoring shorter loan terms
- 2 Year Treasury jumps 32 bps on June - 8. Largest one-day increase in history
- 10 Year Treasury Low (month): 3.89%
- 10 Year Treasury High (month): 4.27%

Issues Affecting Commercial Mortgage Rates:

- Commercial real estate delinquencies up 60 bps to 0.39%, still well below residential delinquencies at 6.35%
- YTD CMBS volume \$21.6 billion compared to \$181.2 billion of CMBS issuance in 2007, off about 88%



Recent Transaction

City Commerce Park, Seattle, WA

\$11,000,000 Loan

180,000 sf industrial warehouse (25% office build-out)

Multi-tenant (7 tenants)

67% loan to value-1.48 debt service coverage ratio

Financed by Mike Wood in the Seattle Office

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NBS Financial Services is a regional leader in commercial mortgage banking. With \$440 million in loan origination in 2007, our finance team has access to billions of dollars for funding retail centers, multi-family complexes, office and industrial buildings and other select commercial properties. Our broker affiliate program and membership in the Strategic Alliance Mortgage (SAM) ensures all of your capital requirements are met. We finance the entire Capital Stack including first and second mortgages, mezzanine debt, etc.