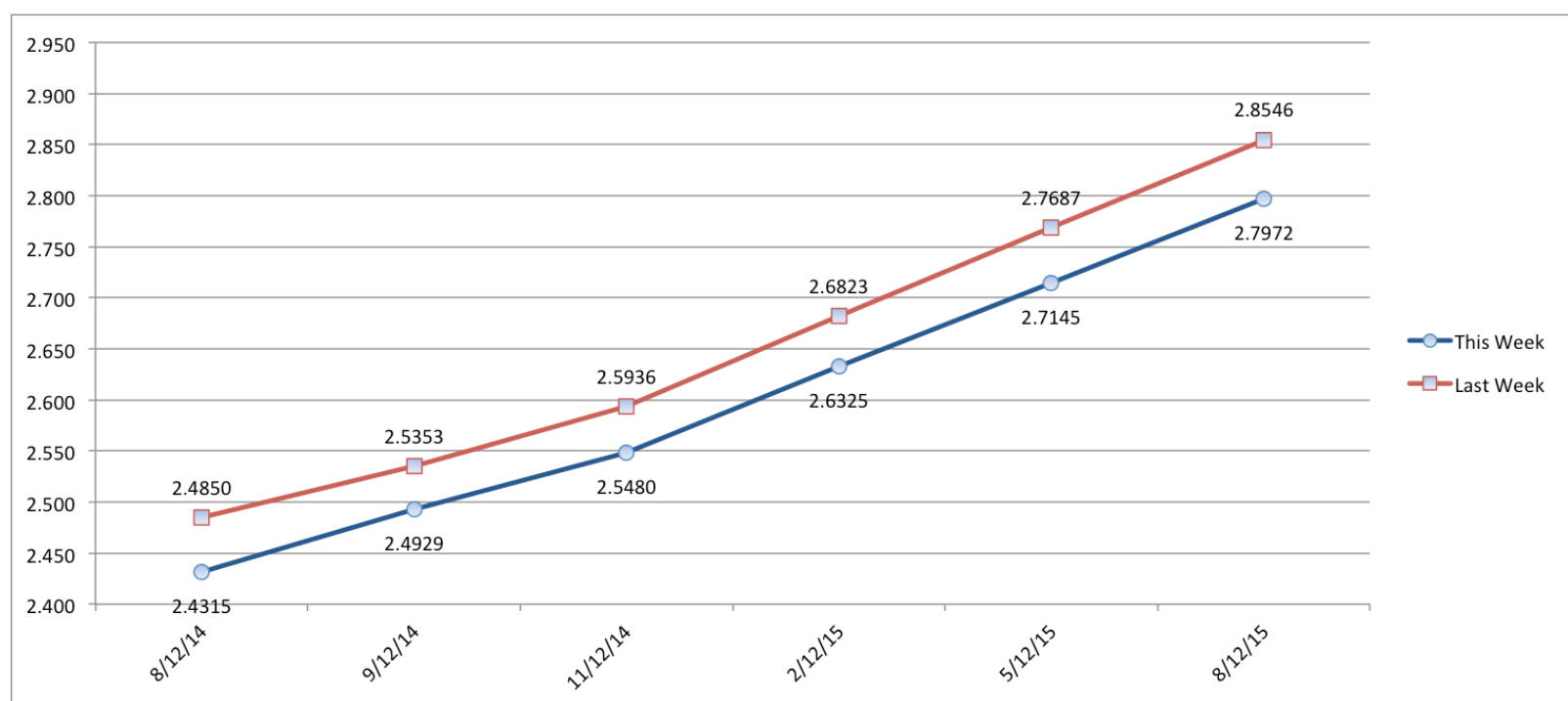


August 12, 2014 | RATE ALERT

There is a slew of data coming in the week ahead, but it is geopolitical events that could keep markets volatile -- particularly when it comes to Russia. Stocks soared Friday in a low-volume session, after Interfax news reported that Russia was ending its military exercises near the Ukraine border. The more than 1.1% move Friday in the Dow and S&P 500 was the best one-day move in five months, and it erased the week's losses. Concerned about how the market's volatility may impact your real estate investments? [Contact](#) one of the [Commercial Defeasance](#) deal managers to discuss when to defease your commercial loan.

UPDATE - Projected 10-Year U.S. Treasury Rate**The Importance of this Graph**

The ten-year Treasury forward curve (the "Forward Curve") is a graph of forward rates on a series of current ten year Treasury contracts that have different forward periods, **in other words what we think the 10-year rates will be in the future**. The current shape of the Forward Curve is depicted above and indicates that traders of such contracts generally believe interest rates will be higher in the future. Many commercial real estate borrowers use the Forward Curve as a tool to help them decide when to refinance or sell. Contact [Jeff Lee](#) at Commercial Defeasance at JLee@defeasewithease.com or at 704-248-2602 to determine how future interest rates may impact your property.

The Weekly Defeasance Overview & Industry News



According to a report by CNBC's Diana Olick, "the one sector that is outperforming the market this year is real estate investment trusts." [Learn](#) about which categories of commercial real estate are most popular and where they are located.

Last week, the Commercial Defeasance team saw an increase in defeasance transactions for multifamily and retail properties across the South, including South Carolina, Tennessee and Georgia. [Contact](#) one of our defeasance facilitators to see if now is the right time to defease your loan.

Here is a sampling of what closed last week:

- \$10M defeasance; multifamily in Houston, TX
- \$6M defeasance; mixed-use in Ann Arbor, MI
- \$19M defeasance; multifamily in Riverview, FL
- \$4M defeasance; retail in Raytown, MO
- \$5M defeasance; multifamily in Greenville, SC
- \$7M defeasance; multifamily in Anderson, SC
- \$2M defeasance; retail in Chattanooga, TN
- \$8M defeasance; retail in Atlanta, GA

DEFEASE WITH EASE

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