

## **Condor Capital Gears up for Non Performing Loan Activity**

For Immediate Release  
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LOS ANGELES, CA (October 29th, 2008) Condor Capital Advisors, a privately-held Los Angeles-based commercial mortgage and capital markets advisory firm has been gearing up for an expected increase in assignments for valuing, modeling, purchasing and selling non-performing commercial mortgage loans (NPL's).

Ron Kaminker, the president of Condor Capital Advisors, is a seasoned veteran of the Federal Government's Resolution Trust Corporation's (RTC) liquidation of failed S&L's in the early 1990's. As a founding partner at Secured Capital (now Eastdil Secured), he was instrumental in many of the RTC transactions. The DIV (Derived Investment Value) Model used by the RTC as the basis for "Appendix H" was based on Kaminker's Non Performing Loan Model. In addition to the RTC's standard whole loan sales, he was very involved in many of the RTC's more innovative structured solutions such as the N-Series Securitizations and the MIF (Multiple Investor Fund).

As the stress in the economy is starting to impact commercial real estate and mortgages, Condor Capital has been receiving numerous inquiries from firms looking for guidance and analytical tools to value, purchase or sell distressed commercial loans. Condor has developed a sophisticated portfolio based NPL valuation model; has assisted clients with NPL's in Germany, Italy, China, and the Czech Republic; and recently has developed a comprehensive land development model for a large financial institution for valuing of their land investments. Condor also has experience in valuing and modeling non performing single family loan portfolios.

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