CBRE CAPITAL MARKETS

Debt & Structured Finance

The world's leading developers and commercial property owners turn to CBRE to provide creative financial solutions for their commercial real estate investment needs. CBRE has long-term, established relationships with the industry's premier international lenders, including banks, pension funds, life insurance and credit companies, conduits/CMBS entities, government-sponsored enterprises and offshore investors.

Structured Finance

CBRE specializes in procuring equity and high-leverage capital solutions for requirements that exceed the parameters of conventional debt structures. Structured financing often enables attractive risk-diversification and enhanced return-on-equity benchmarks for a variety of client requirements.

Diverse Lender Relationships

CBRE maintains diverse lender relationships including agency, bank, CMBS and life companies allowing us to provide financing solutions from small deals to large landmark transactions across all property types.

Dedicated Multifamily Lending

As a Freddie Mac Optigo lender, approved Fannie Mae Delegated Underwriting and Servicing (DUS®) lender, FHA approved direct lender and correspondent life company lender, the CBRE lending platform provides a dedicated source of multifamily financing to clients nationwide.

Multifamily Financing Capital Sources

	Agencies	LifeCo	Banks	CMBS	Debt Funds
LTV	50-75%	50-65%	50-60%	60-65%	60-75%
Terms	5-10 Years	3-10 Years	3-7 Years	5-10 Years	3+1+1 Years
Spreads	135 – 185 bps	135 – 225 bps	180 – 225 bps	185 – 225 bps	240 – 300 bps
Index	UST / 30 Day SOFR	UST	Term SOFR / SWAP	UST / SOFR	Term SOFR

Our Process / Mortgage Loan Cycle

Scott Budzenski has over 16 years of experience in the commercial financing industry. Prior to joining CBRE, Scott spent eight years as a loan originator at Marcus & Millichap. Prior to that, Scott spent eight years practicing law at globally recognized law firms in New York and Los Angeles specializing in commercial finance and restructuring.

Scott received his law degree from St. John's University School of Law in 2007 and his Bachelor of Science degree in Economics and Business from the State University of New York at Albany in 2003.

Scott holds a real estate license from the State of California and licenses to practice law from the State of California and the State of New York. Scott is a member of the Mortgage Bankers Association and the International Council of Shopping Centers.

Scott Budzenski
First Vice President

2221 Rosecrans Avenue
El Segundo, CA 90245
(646) 423-2627
scott.budzenski@cbre.com