



**TreppLoan™**

**RAISING YOUR MARKET IQ**

TreppLoan offers a suite of web-based products for monitoring and analyzing both securitized and non-securitized commercial mortgages and properties, whole loan portfolios, and nationwide commercial mortgage financial statistics. Supported by institutional-grade data and a robust analytics platform, TreppLoan delivers detailed information to give clients the insight they need for competitive advantage. Three distinct TreppLoan products: Premium, Advisor, and Xpress enable clients to select the level of functionality and analysis that best meets their business requirements.



## TreppLoan Helps Clients Stay Ahead of the Market

### Originators and Underwriters

- Identify, pre-qualify, and close refinance opportunities

### Commercial Real Estate Investors

- Find distressed and acquisition investment opportunities

### Investment Sales and Leasing Brokers

- Find property sales and leasing opportunities

### Asset Managers

- Benchmark property financial performance and assess market opportunities

| TREPPLOAN SUITE | KEY FEATURES   | PREMIUM          | ADVISOR  | XPRESS   |
|-----------------|--|------------------|----------|----------|
|                 | Search by Loan Status, Property Characteristics, Tenant Info and Property Financials | ✓                | ✓        | ✓        |
|                 | Data Report and Download   | ✓                | ✓        | ✓        |
|                 | Assessor and Transaction Information   | ✓                | ✓        | ✓        |
|                 | Property Operating Statements  | Summary & Detail | Summary  | Summary  |
|                 | Automated Notification of Status Change  | ✓                | Optional | Optional |
|                 | Customized Reporting   | ✓                | ✓        | —        |
|                 | Loan / Property MLS  | ✓                | Optional | Optional |
|                 | Access to Daily Market Commentary and CRE Research                                   | ✓                | Optional | Optional |
|                 | Benchmark Performance for CMBS and Non-CMBS Assets                                   | ✓                | —        | —        |
|                 | Market Statistics / Economic Research*   | ✓                | —        | —        |
|                 | Access to Bank Portfolios  | ✓                | —        | —        |

\*Trepp and third-party research



## SOURCE LEADS BEFORE THE COMPETITION

Identify, qualify, and monitor loan and property opportunities nationwide. Quickly find leads for distressed, refinance, defeasible, underperforming, and MLS assets.

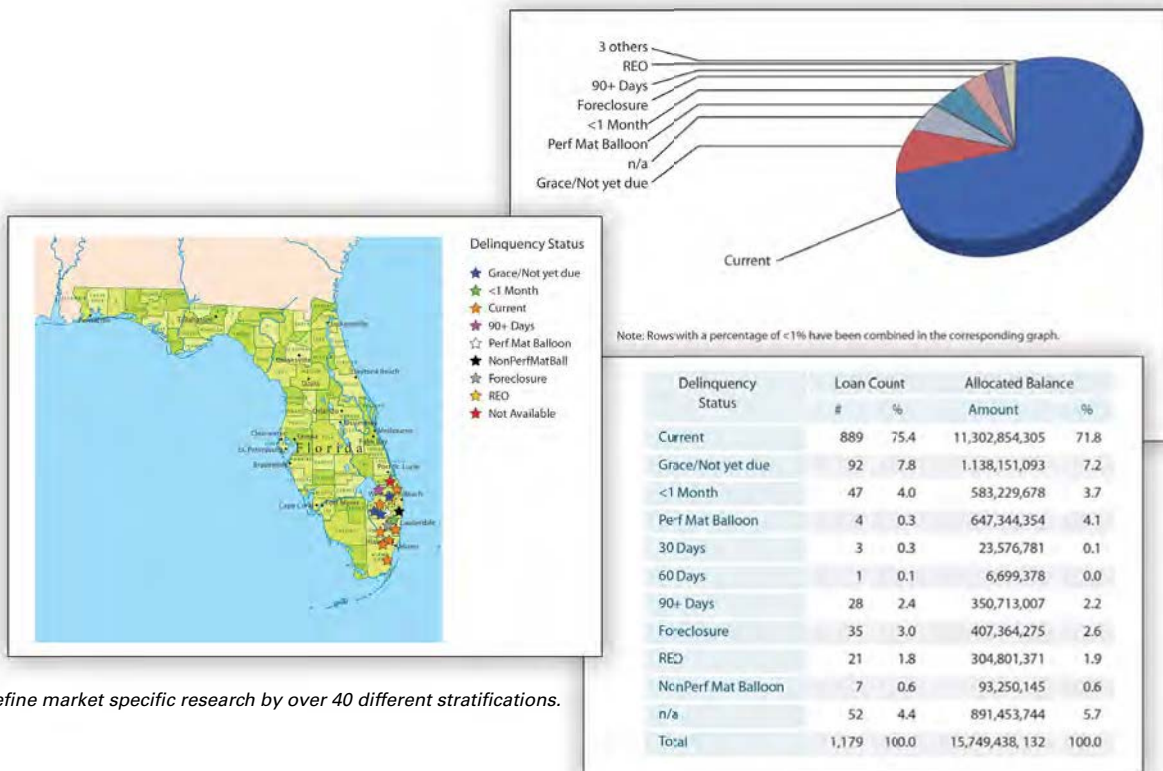
Using Trepp's capital market quality commercial real estate loan and property data, commercial real estate professionals can access the largest available catalogue of securitized loans with accompanying information. The flexible design and intuitive interface make it easy to customize searches for targeted prospecting and lead generation.

### Key Features:

- Search for loan and property acquisition investment and refinance opportunities
- Research markets based on underwriting trends, vacancy reports, and much more
- Evaluate detailed current and historical property and financial performance information
- Customize dashboards and reports

### Advantages and Benefits:

- Source off-market refinance and acquisition opportunities before competitors
- Pre-underwrite deal viability
- Manage your deals more efficiently



## RECEIVE DAILY STATUS UPDATES

Daily reports delivered via email provide a list of loans that have reported changes in credit status during the preceding 24 hours.

Distressed loan and property investors, CRE service providers, and bridge and permanent lenders gain a first-mover advantage in distressed debt markets with Trepp's Morning Update. With more than a dozen loan performance categories that are tracked and reported, investors can respond quickly to status changes.

### Key Features:

- Track loans as a result of DSCR falling below 1.0, deterioration in delinquency status, placement on servicer watchlist, declining appraised value and more

### Advantages and Benefits:

- Gain first mover advantage by receiving more timely leads

## EVALUATE TRENDS AND ASSESS PERFORMANCE

*Analyze commercial real estate performance trends by individual loan and property characteristics, origination activity, and metropolitan market. In addition, perform stress tests and review credit risk of individual and whole loan portfolios.*

TreppLoan Research, Powered by Trepp's CMBS database, harnesses loan and property data for customized markets and comparable groups across hundreds of metropolitan areas. Using detailed property and financial information, analyze performance statistics, underwriting trends, and lending activity. With TreppLoan Portfolio Edition, clients can also assess the performance of their balance sheet commercial loan holdings. Lenders, underwriters, brokers, REITs, and equity investors trust Trepp's timely and standardized set of benchmarks and analytics on loan and property performance to manage their portfolios.

### Key Features:

- Analyze loan and operating statistics across all property types
- Create pricing runs on individual loans and portfolios
- Track nationwide commercial lending activity
- Review a three-dimensional spread matrix based on LTV, DSCR and property type

### Advantages and Benefits:

- Better quantify concentration risk and portfolio diversity
- Monitor competitive activity and performance
- Improve loan pricing and underwriting by comparative analysis

## ACCESS BANK PORTFOLIOS

*Expand the search for distressed opportunities beyond securitized assets with timely insight into bank loan portfolios.*

Only Trepp delivers the ability to expand the search to include bank loan portfolios – which contain commercial real estate, multi-family, construction, residential and C&I loans – securities composition, and overall financial health. Delivered through the Bank Navigator TreppLoan Edition, Trepp clients have an advantage in identifying distressed opportunities.

### Key Features:

- Analyze and search for non-securitized distressed assets based on non-current loans, asset quality analysis, loan composition, and loan growth
- Find the capitalization of the resulting banks and analyze in-depth information for each bank

### Advantages and Benefits:

- Find targeted assets faster
- Close more deals armed with detailed information

## WHY TREPP?

Trepp is cited as the industry's largest commercially available database of securitized mortgages, but that is just part of Trepp's value to clients today. Only Trepp delivers the timeliness, accuracy and breadth of information to help clients make better decisions. Trepp's institutional-grade analytics platform offers a complete picture with multiple reference points for debt, equity, operating, and market performance analysis. For clients who prefer to integrate Trepp's data directly with their internal systems, Trepp offers a Data Feed option that spans up to 10 years of historical information.

Ask for a demonstration of TreppLoan products at [www.info.trepp.com/demo](http://www.info.trepp.com/demo).

## About Trepp, LLC

Trepp, founded in 1979, is the leading provider of information, analytics and technology to the CMBS, commercial real estate and banking markets. Trepp provides primary and secondary market participants with the web-based tools and insight they need to increase their operational efficiencies, information transparency and investment performance. From its offices in New York, San Francisco and London, Trepp serves its clients with products and services to support trading, research, risk management, surveillance and portfolio management. Trepp is wholly-owned by DMG Information, the information publishing division of the Daily Mail and General Trust (DMGT).

For more information, visit [www.trepp.com](http://www.trepp.com).

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# Trepp