



Midwest Commercial Real Estate Company

Request: Up to \$15mm Line of Credit/Term Debt

Midwest Commercial Real Estate Company which provides real estate brokerage, development, property management, asset management, and consulting services with focus in healthcare, retail, office space, multi-family, and hospitality seeks a warehouse line to support acquisitions with immediate cash requirements. The Company is owned by a single individual, and has offices and agents in the Midwest, Southeast, and South.

Investment Considerations

- *Strong financial profile and growth*
- *Diverse array of commercial real estate services*
- *Single shareholder*
- *Variety of collateral options are available including A/R and other assets*

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Financial Summary

	Audited 2017		Audited 2018		YTD Co-Prep 31-Jul-19		Annualized 2019 YTD		
		%		%		%		%	CAGR
Total Revenue	52,672,269	702.6%	63,958,431	853.1%	40,895,416	545.5%	70,106,427	935.1%	10.0%
Gross Profit	7,497,255	100.0%	8,881,208	100.0%	5,894,323	100.0%	10,104,554	100.0%	10.5%
EBITDA	(311,668)	-4.2%	128,071	1.7%	336,683	4.5%	577,171	7.7%	222.8%

The company has seen significant revenue growth over the past couple of years and is continuing to grow at a CAGR of 10% per year. As of early December 31st 2018, the accounts receivable balance was \$14,090,503. Additional collateral would include a minority equity portfolio of 35 properties with net cashflow of \$1,000,000 after debt service.

Upon execution of a confidentiality agreement, a Confidential Information Memorandum will be sent for your review.

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