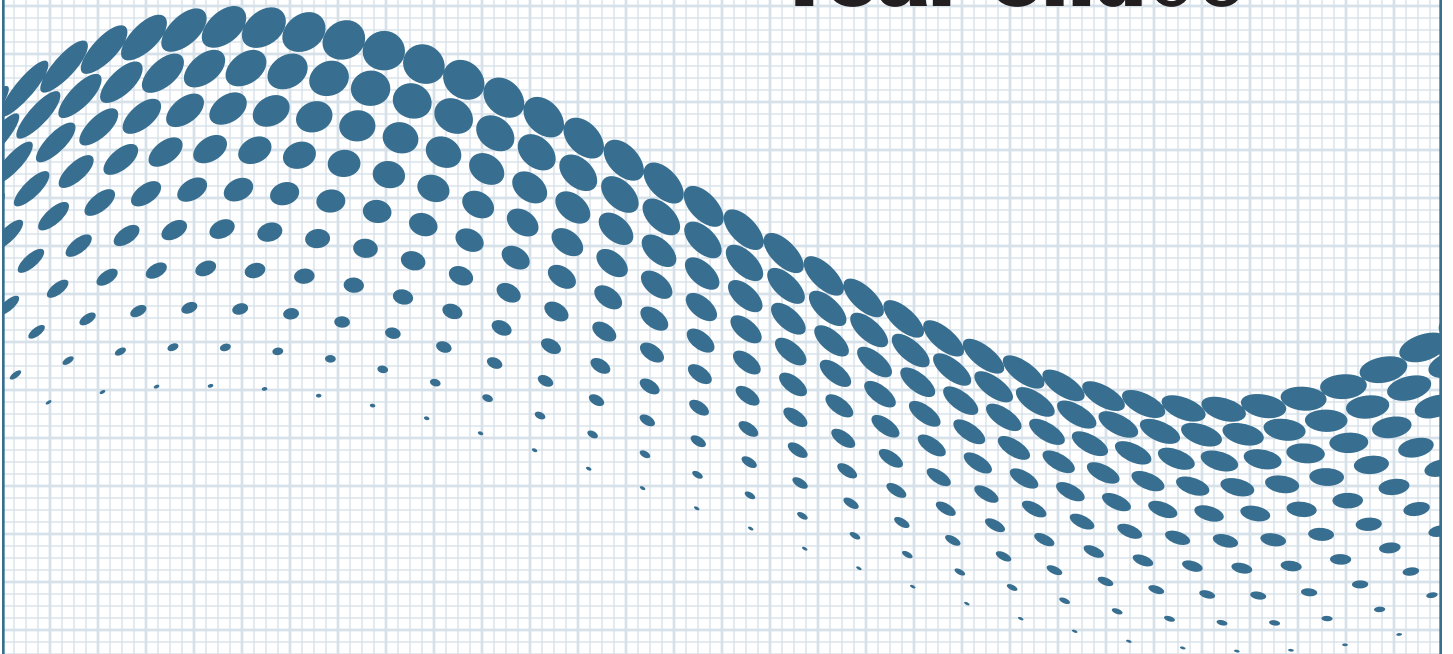


**COMMERCIAL/MULTIFAMILY
SERVICERS RANKINGS**

**SURVEY OF
COMMERCIAL/MULTIFAMILY
MORTGAGE SERVICING VOLUMES**

FROM THE MORTGAGE BANKERS ASSOCIATION

Year-end09



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2009 Year-end

**COMMERCIAL/MULTIFAMILY
SERVICERS RANKINGS**

**SURVEY OF
COMMERCIAL/MULTIFAMILY
MORTGAGE SERVICING VOLUMES**

FROM THE MORTGAGE BANKERS ASSOCIATION



Year-end Survey of Commercial/Multifamily Mortgage Servicing Volumes
as of December 31, 2009

Total US Collateral

Total Primary & Master Servicing

TOTAL



Rank	Company	Amount (\$ millions)	Number of loans	Avg. Loan Size (\$m)
1	Wells Fargo Bank N.A. / Wachovia Bank N.A. (a Wells Fargo Company)	\$473,807	41,834	\$11.3
2	PNC Real Estate / Midland Loan Services, Inc.	\$322,971	37,810	\$8.5
3	Berkadia Commercial Mortgage LLC	\$217,874	30,144	\$7.2
4	Bank of America Merrill Lynch	\$131,744	9,589	\$13.7
5	KeyBank Real Estate Capital	\$128,450	11,769	\$10.9
6	GEMSA Loan Services, L.P.	\$102,301	6,965	\$14.7
7	Prudential Asset Resources	\$62,538	5,836	\$10.7
8	Deutsche Bank	\$52,015	2,340	\$22.2
9	NorthMarq Capital	\$38,964	5,531	\$7.0
10	TriMont Real Estate Advisors, Inc	\$34,073	1,007	\$33.8
11	Principal Global Investors	\$26,739	3,185	\$8.4
12	HFF L. P.	\$25,016	2,031	\$12.3
13	Grandbridge Real Estate Capital, LLC	\$24,495	5,141	\$4.8
14	Northwestern Mutual	\$19,766	614	\$32.2
15	Centerline Servicing, Inc.	\$19,658	1,947	\$10.1
16	TIAA-CREF	\$18,183	372	\$48.9
17	Q10 Capital, LLC	\$16,092	4,808	\$3.3
18	HSBC Bank USA, N.A.	\$13,731	2,029	\$6.8
19	AEGON USA Realty Advisors, LLC	\$13,322	1,592	\$8.4
20	Walker & Dunlop, LLC - SAM Member	\$13,222	1,451	\$9.1
21	John Hancock Life Insurance Company	\$12,348	1,345	\$9.2
22	Allstate Investments, LLC	\$11,706	1,104	\$10.6
23	CWCapital LLC & CWCapital Asset Management	\$11,588	1,242	\$9.3
24	Babson Capital Management LLC	\$11,569	440	\$26.3
25	Nationwide Life Insurance Company	\$10,836	1,595	\$6.8
26	ING Investment Management, LLC	\$10,402	9,327	\$1.1
27	Pacific Life Insurance Company	\$8,723	541	\$16.1
28	Hypo Real Estate Capital Corporation	\$8,308	64	\$129.8
29	Thrivent Financial for Lutherans	\$7,523	3,377	\$2.2
30	Delaware Investments/Lincoln National Life	\$7,288	1,321	\$5.5
31	M&T Realty Capital Corporation	\$7,256	967	\$7.5
32	Oak Grove Capital	\$6,946	1,185	\$5.9
33	SitusServ LP DBA Situs Asset Management LLC	\$5,943	451	\$13.2
34	BNY Mellon	\$5,259	765	\$6.9
35	Newmark Realty Capital, Inc. - SAM Member	\$5,039	721	\$7.0
36	Columbia National Real Estate Finance, LLC	\$4,772	429	\$11.1
37	Pacific Southwest Realty Services - SAM Member	\$4,160	783	\$5.3
38	Essex Financial Services, LLC	\$4,091	1,111	\$3.7
39	Cohen Financial	\$3,684	775	\$4.8
40	Bellwether Real Estate Capital LLC	\$3,489	845	\$4.1
41	Interwest Mortgage Investment Company	\$3,090	717	\$4.3
42	Capital Services Group	\$3,075	5,089	\$0.6
43	Johnson Capital Group	\$2,941	301	\$9.8
44	RiverSource Investments, LLC	\$2,694	867	\$3.1

Year-end Survey of Commercial/Multifamily Mortgage Servicing Volumes
as of December 31, 2009

Total US Collateral

Total Primary & Master Servicing

TOTAL



Rank	Company	Amount (\$ millions)	Number of loans	Avg. Loan Size (\$m)
45	Heartland Bank	\$2,106	678	\$3.1
46	AmeriSphere	\$1,874	233	\$8.0
47	Primary Capital Advisors	\$1,796	150	\$12.0
48	Bernard Financial Servicing Group - SAM Member	\$1,753	267	\$6.6
49	Sunrise Mortgage and Investment Company	\$1,678	932	\$1.8
50	Norris, Beggs and Simpson Northwest Limited Partnership - SAM Member	\$1,675	358	\$4.7
51	Capital Funding Group, Inc.	\$1,574	260	\$6.1
52	P/R Mortgage & Investment Corporation	\$1,534	428	\$3.6
53	OneAmerica Financial Partners	\$1,494	536	\$2.8
54	Dougherty Funding LLC	\$1,470	96	\$15.3
55	HomeStreet Capital	\$1,452	362	\$4.0
56	Capital Advisors, Inc.	\$1,121	320	\$3.5
57	Colliers Meredith & Grew - SAM Member	\$1,098	96	\$11.4
58	Protective Life Corporation	\$1,019	313	\$3.3
59	Medalist Capital, Inc.	\$968	219	\$4.4
60	Gershman Mortgage	\$816	130	\$6.3
61	Goedecke & Co., LLC	\$814	132	\$6.2
62	Morris, Smith and Feyh, Incorporated	\$801	164	\$4.9
63	Thomas D. Wood and Company - SAM Member	\$790	374	\$2.1
64	Members Capital Advisors, investment advisor for CUNA Mutual Ins. Society	\$752	254	\$3.0
65	George Elkins Mortgage Banking Company	\$735	392	\$1.9
66	Pace Financial Group	\$722	72	\$10.0
67	Litton Loan Servicing	\$655	2,053	\$0.3
68	Venture Mortgage Corporation	\$603	243	\$2.5
69	Dickinson, Logan, Todd & Barber, Inc. - SAM Member	\$494	136	\$3.6
70	Aviva Investors	\$404	174	\$2.3
71	Terrix Financial Corporation	\$382	236	\$1.6
72	Mortgage Capital Investments, Inc.	\$379	178	\$2.1
73	The Rose Hill Group of WNY LTD. - SAM Member	\$341	74	\$4.6
74	Innovative Capital Advisors, LLC	\$302	229	\$1.3
75	Eustis Commercial Mortgage Corporation - SAM Member	\$238	75	\$3.2
76	First Housing Development Corporation of Florida	\$216	50	\$4.3
77	Boston Mutual Life Insurance Company	\$139	161	\$0.9
78	The Philipsborn Company	\$83	60	\$1.4
79	MTL Insurance Company	\$34	20	\$1.7
80	Royal Neighbors of America	\$5	3	\$1.6

Year-end Survey of Commercial/Multifamily Mortgage Servicing Volumes
as of December 31, 2009

Total US Collateral
Total Primary & Master Servicing
CMBS, CDO or other ABS



Rank	Company	Amount (\$ millions)	Number of loans	Avg. Loan Size (\$m)
1	Wells Fargo Bank N.A. / Wachovia Bank N.A. (a Wells Fargo Company)	\$389,289	30,532	\$12.8
2	PNC Real Estate / Midland Loan Services, Inc.	\$138,518	13,439	\$10.3
3	Berkadia Commercial Mortgage LLC	\$125,800	15,826	\$7.9
4	Bank of America Merrill Lynch	\$97,532	5,228	\$18.7
5	KeyBank Real Estate Capital	\$89,592	9,383	\$9.5
6	GEMSA Loan Services, L.P.	\$14,523	1,908	\$7.6
7	Principal Global Investors	\$14,040	1,726	\$8.1
8	Prudential Asset Resources	\$12,990	1,292	\$10.1
9	HFF L. P.	\$7,681	556	\$13.8
10	NorthMarq Capital	\$7,061	820	\$8.6
11	Deutsche Bank	\$5,642	137	\$41.2
12	BNY Mellon	\$5,259	765	\$6.9
13	Grandbridge Real Estate Capital, LLC	\$4,622	815	\$5.7
14	CWCapital LLC & CWCapital Asset Management	\$4,312	446	\$9.7
15	Allstate Investments, LLC	\$3,485	349	\$10.0
16	Nationwide Life Insurance Company	\$2,957	352	\$8.4
17	SitusServ LP DBA Situs Asset Management LLC	\$2,941	109	\$27.0
18	Pacific Life Insurance Company	\$2,095	155	\$13.5
19	Centerline Servicing, Inc.	\$1,945	120	\$16.2
20	Q10 Capital, LLC	\$1,656	209	\$7.9
21	Bernard Financial Servicing Group - SAM Member	\$1,226	115	\$10.7
22	Capital Services Group	\$1,218	33	\$36.9
23	Newmark Realty Capital, Inc. - SAM Member	\$1,168	93	\$12.6
24	Pacific Southwest Realty Services - SAM Member	\$1,124	141	\$8.0
25	Protective Life Corporation	\$1,019	313	\$3.3
26	Columbia National Real Estate Finance, LLC	\$950	95	\$10.0
27	John Hancock Life Insurance Company	\$863	121	\$7.1
28	Cohen Financial	\$792	221	\$3.6
29	Hypo Real Estate Capital Corporation	\$769	7	\$109.9
30	TriMont Real Estate Advisors, Inc	\$719	15	\$47.9
31	Litton Loan Servicing	\$483	1,415	\$0.3
32	Walker & Dunlop, LLC - SAM Member	\$427	35	\$12.2
33	Pace Financial Group	\$284	34	\$8.4
34	Babson Capital Management LLC	\$189	11	\$17.2
35	Johnson Capital Group	\$184	26	\$7.1
36	Goedecke & Co., LLC	\$171	17	\$10.1
37	Venture Mortgage Corporation	\$108	24	\$4.5
38	Delaware Investments/Lincoln National Life	\$96	15	\$6.4
39	Morris, Smith and Feyh, Incorporated	\$64	12	\$5.3
40	Norris, Beggs and Simpson Northwest Limited Partnership - SAM Member	\$38	5	\$7.6
41	The Rose Hill Group of WNY LTD. - SAM Member	\$36	3	\$12.0
42	Colliers Meredith & Grew - SAM Member	\$16	5	\$3.2
43	Eustis Commercial Mortgage Corporation - SAM Member	\$15	2	\$7.5
44	The Philipsborn Company	\$11	5	\$2.1

Year-end Survey of Commercial/Multifamily Mortgage Servicing Volumes
as of December 31, 2009

Total US Collateral

Total Primary & Master Servicing

CMBS, CDO or other ABS



Rank	Company	Amount (\$ millions)	Number of loans	Avg. Loan Size (\$m)
45	Heartland Bank	\$6	5	\$1.1

Year-end Survey of Commercial/Multifamily Mortgage Servicing Volumes
as of December 31, 2009

Total US Collateral

Total Primary & Master Servicing

Commercial Bank/Savings Institution



Rank	Company	Amount (\$ millions)	Number of loans	Avg. Loan Size (\$m)
1	TriMont Real Estate Advisors, Inc	\$30,631	966	\$31.7
2	PNC Real Estate / Midland Loan Services, Inc.	\$28,093	10,998	\$2.6
3	KeyBank Real Estate Capital	\$25,713	1,363	\$18.9
4	Deutsche Bank	\$16,650	170	\$97.9
5	HSBC Bank USA, N.A.	\$10,419	1,699	\$6.1
6	Hypo Real Estate Capital Corporation	\$7,539	57	\$132.3
7	Berkadia Commercial Mortgage LLC	\$3,809	298	\$12.8
8	Bank of America Merrill Lynch	\$3,212	3,697	\$0.9
9	Intervest Mortgage Investment Company	\$1,481	311	\$4.8
10	Dougherty Funding LLC	\$1,470	96	\$15.3
11	Wells Fargo Bank N.A. / Wachovia Bank N.A. (a Wells Fargo Company)	\$813	339	\$2.4
12	Principal Global Investors	\$668	96	\$7.0
13	Babson Capital Management LLC	\$617	6	\$104.6
14	HomeStreet Capital	\$581	111	\$5.2
15	Columbia National Real Estate Finance, LLC	\$515	86	\$6.0
16	Grandbridge Real Estate Capital, LLC	\$470	91	\$5.2
17	P/R Mortgage & Investment Corporation	\$152	58	\$2.6
18	Heartland Bank	\$110	16	\$6.9
19	George Elkins Mortgage Banking Company	\$101	6	\$16.8
20	Q10 Capital, LLC	\$92	13	\$7.1
21	GEMSA Loan Services, L.P.	\$87	10	\$8.7
22	Pacific Southwest Realty Services - SAM Member	\$3	2	\$1.5
23	Primary Capital Advisors	\$3	2	\$1.5

Year-end Survey of Commercial/Multifamily Mortgage Servicing Volumes
as of December 31, 2009

Total US Collateral

Total Primary & Master Servicing

Credit Company, Pension Funds, REITs, Investment Funds



Rank	Company	Amount (\$ millions)	Number of loans	Avg. Loan Size (\$m)
1	GEMSA Loan Services, L.P.	\$36,305	1,806	\$20.1
2	TIAA-CREF	\$18,183	372	\$48.9
3	PNC Real Estate / Midland Loan Services, Inc.	\$17,934	1,193	\$15.0
4	Centerline Servicing, Inc.	\$7,026	519	\$13.5
5	Prudential Asset Resources	\$3,760	553	\$6.8
6	NorthMarq Capital	\$1,586	120	\$13.2
7	HFF L. P.	\$1,582	109	\$14.5
8	SitusServ LP DBA Situs Asset Management LLC	\$1,532	76	\$20.2
9	CWCapital LLC & CWCapital Asset Management	\$1,130	34	\$33.2
10	Cohen Financial	\$544	102	\$5.3
11	Wells Fargo Bank N.A. / Wachovia Bank N.A. (a Wells Fargo Company)	\$527	161	\$3.3
12	Q10 Capital, LLC	\$487	72	\$6.8
13	Babson Capital Management LLC	\$397	45	\$8.9
14	Allstate Investments, LLC	\$277	25	\$11.1
15	Principal Global Investors	\$157	19	\$8.3
16	KeyBank Real Estate Capital	\$123	80	\$1.5
17	Walker & Dunlop, LLC - SAM Member	\$111	5	\$22.2
18	Gershman Mortgage	\$9	2	\$4.6
19	Oak Grove Capital	\$1	1	\$1.0

Year-end Survey of Commercial/Multifamily Mortgage Servicing Volumes
as of December 31, 2009

Total US Collateral

Total Primary & Master Servicing

Fannie Mae & Freddie Mac



Rank	Company	Amount (\$ millions)	Number of loans	Avg. Loan Size (\$m)
1	PNC Real Estate / Midland Loan Services, Inc.	\$70,170	7,197	\$9.7
2	Wells Fargo Bank N.A. / Wachovia Bank N.A. (a Wells Fargo Company)	\$44,922	8,037	\$5.6
3	Deutsche Bank	\$26,824	1,919	\$14.0
4	Berkadia Commercial Mortgage LLC	\$26,075	2,572	\$10.1
5	Prudential Asset Resources	\$12,378	850	\$14.6
6	GEMSA Loan Services, L.P.	\$12,164	828	\$14.7
7	Walker & Dunlop, LLC - SAM Member	\$10,659	1,202	\$8.9
8	Centerline Servicing, Inc.	\$10,498	1,272	\$8.3
9	NorthMarq Capital	\$10,368	1,401	\$7.4
10	Grandbridge Real Estate Capital, LLC	\$7,383	843	\$8.8
11	M&T Realty Capital Corporation	\$6,774	899	\$7.5
12	Oak Grove Capital	\$5,892	1,002	\$5.9
13	KeyBank Real Estate Capital	\$5,340	512	\$10.4
14	CWCapital LLC & CWCapital Asset Management	\$3,901	410	\$9.5
15	HSBC Bank USA, N.A.	\$3,312	330	\$10.0
16	HFF L. P.	\$2,538	156	\$16.3
17	Johnson Capital Group	\$1,899	159	\$11.9
18	Capital Services Group	\$1,857	5,056	\$0.4
19	AmeriSphere	\$1,800	222	\$8.1
20	Primary Capital Advisors	\$1,793	148	\$12.1
21	TriMont Real Estate Advisors, Inc	\$1,520	3	\$506.7
22	Columbia National Real Estate Finance, LLC	\$983	67	\$14.7
23	HomeStreet Capital	\$813	232	\$3.5
24	Bank of America Merrill Lynch	\$740	314	\$2.4
25	P/R Mortgage & Investment Corporation	\$261	54	\$4.8
26	Cohen Financial	\$131	22	\$6.0
27	Babson Capital Management LLC	\$92	6	\$15.3
28	Bernard Financial Servicing Group - SAM Member	\$65	7	\$9.3
29	Principal Global Investors	\$63	58	\$1.1
30	Eustis Commercial Mortgage Corporation - SAM Member	\$28	8	\$3.5
31	Q10 Capital, LLC	\$23	4	\$5.8
32	Delaware Investments/Lincoln National Life	\$14	6	\$2.4

Year-end Survey of Commercial/Multifamily Mortgage Servicing Volumes
as of December 31, 2009

Total US Collateral

Total Primary & Master Servicing

FHA & Ginnie Mae



Rank	Company	Amount (\$ millions)	Number of loans	Avg. Loan Size (\$m)
1	PNC Real Estate / Midland Loan Services, Inc.	\$11,855	2,308	\$5.1
2	Berkadia Commercial Mortgage LLC	\$8,355	2,971	\$2.8
3	Wells Fargo Bank N.A. / Wachovia Bank N.A. (a Wells Fargo Company)	\$6,183	1,281	\$4.8
4	Prudential Asset Resources	\$6,104	863	\$7.1
5	Heartland Bank	\$1,990	657	\$3.0
6	CWCapital LLC & CWCapital Asset Management	\$1,823	327	\$5.6
7	KeyBank Real Estate Capital	\$1,681	183	\$9.2
8	Capital Funding Group, Inc.	\$1,521	253	\$6.0
9	P/R Mortgage & Investment Corporation	\$1,065	286	\$3.7
10	Deutsche Bank	\$1,041	98	\$10.6
11	Oak Grove Capital	\$979	172	\$5.7
12	Gershman Mortgage	\$807	128	\$6.3
13	M&T Realty Capital Corporation	\$469	55	\$8.5
14	Walker & Dunlop, LLC - SAM Member	\$351	62	\$5.7
15	Grandbridge Real Estate Capital, LLC	\$276	87	\$3.2
16	Columbia National Real Estate Finance, LLC	\$216	29	\$7.4
17	First Housing Development Corporation of Florida	\$169	36	\$4.7
18	Centerline Servicing, Inc.	\$161	26	\$6.2
19	NorthMarq Capital	\$85	12	\$7.1
20	AmeriSphere	\$73	11	\$6.7
21	Johnson Capital Group	\$40	7	\$5.7
22	Bellwether Real Estate Capital LLC	\$29	19	\$1.5
23	Q10 Capital, LLC	\$14	3	\$4.7
24	Bank of America Merrill Lynch	\$12	4	\$3.0
25	John Hancock Life Insurance Company	\$1	1	\$1.0

Year-end Survey of Commercial/Multifamily Mortgage Servicing Volumes
as of December 31, 2009

Total US Collateral
Total Primary & Master Servicing
Life Insurance Companies



Rank	Company	Amount (\$ millions)	Number of loans	Avg. Loan Size (\$m)
1	GEMSA Loan Services, L.P.	\$39,062	2,404	\$16.2
2	PNC Real Estate / Midland Loan Services, Inc.	\$31,289	1,272	\$24.6
3	Prudential Asset Resources	\$26,026	2,161	\$12.0
4	NorthMarq Capital	\$19,864	3,178	\$6.3
5	Northwestern Mutual	\$19,766	614	\$32.2
6	Q10 Capital, LLC	\$13,447	4,264	\$3.2
7	HFF L. P.	\$13,215	1,210	\$10.9
8	AEGON USA Realty Advisors, LLC	\$12,692	1,536	\$8.3
9	Principal Global Investors	\$11,712	1,273	\$9.2
10	John Hancock Life Insurance Company	\$11,484	1,223	\$9.4
11	Grandbridge Real Estate Capital, LLC	\$10,671	2,963	\$3.6
12	ING Investment Management, LLC	\$10,402	9,327	\$1.1
13	Babson Capital Management LLC	\$10,274	372	\$27.6
14	Allstate Investments, LLC	\$7,945	730	\$10.9
15	Nationwide Life Insurance Company	\$7,880	1,243	\$6.3
16	Thrivent Financial for Lutherans	\$7,523	3,377	\$2.2
17	Delaware Investments/Lincoln National Life	\$7,178	1,300	\$5.5
18	Pacific Life Insurance Company	\$6,251	167	\$37.4
19	Berkadia Commercial Mortgage LLC	\$4,144	938	\$4.4
20	Essex Financial Services, LLC	\$4,091	1,111	\$3.7
21	Newmark Realty Capital, Inc. - SAM Member	\$3,871	628	\$6.2
22	Pacific Southwest Realty Services - SAM Member	\$3,033	640	\$4.7
23	Bellwether Real Estate Capital LLC	\$2,983	728	\$4.1
24	RiverSource Investments, LLC	\$2,694	867	\$3.1
25	Cohen Financial	\$2,201	426	\$5.2
26	Columbia National Real Estate Finance, LLC	\$2,092	151	\$13.9
27	Sunrise Mortgage and Investment Company	\$1,678	932	\$1.8
28	Norris, Beggs and Simpson Northwest Limited Partnership - SAM Member	\$1,637	353	\$4.6
29	Interwest Mortgage Investment Company	\$1,609	406	\$4.0
30	OneAmerica Financial Partners	\$1,494	536	\$2.8
31	Walker & Dunlop, LLC - SAM Member	\$1,416	131	\$10.8
32	TriMont Real Estate Advisors, Inc	\$1,203	23	\$52.3
33	SitusServ LP DBA Situs Asset Management LLC	\$1,192	242	\$4.9
34	Wells Fargo Bank N.A. / Wachovia Bank N.A. (a Wells Fargo Company)	\$1,169	350	\$3.3
35	Capital Advisors, Inc.	\$1,121	320	\$3.5
36	Colliers Meredith & Grew - SAM Member	\$1,082	91	\$11.9
37	Medalist Capital, Inc.	\$968	219	\$4.4
38	Johnson Capital Group	\$818	109	\$7.5
39	Thomas D. Wood and Company - SAM Member	\$790	374	\$2.1
40	Morris, Smith and Feyh, Incorporated	\$737	152	\$4.8
41	KeyBank Real Estate Capital	\$723	156	\$4.6
42	Members Capital Advisors, investment advisor for CUNA Mutual Ins. Society	\$701	185	\$3.8
43	Goedecke & Co., LLC	\$643	115	\$5.6
44	George Elkins Mortgage Banking Company	\$634	386	\$1.6

Year-end Survey of Commercial/Multifamily Mortgage Servicing Volumes
as of December 31, 2009

Total US Collateral

Total Primary & Master Servicing

Life Insurance Companies



Rank	Company	Amount (\$ millions)	Number of loans	Avg. Loan Size (\$m)
45	Venture Mortgage Corporation	\$495	219	\$2.3
46	Dickinson, Logan, Todd & Barber, Inc. - SAM Member	\$494	136	\$3.6
47	Bernard Financial Servicing Group - SAM Member	\$452	144	\$3.1
48	Pace Financial Group	\$438	38	\$11.5
49	Aviva Investors	\$404	174	\$2.3
50	Terrix Financial Corporation	\$382	236	\$1.6
51	Mortgage Capital Investments, Inc.	\$379	178	\$2.1
52	The Rose Hill Group of WNY LTD. - SAM Member	\$305	71	\$4.3
53	Innovative Capital Advisors, LLC	\$302	229	\$1.3
54	Eustis Commercial Mortgage Corporation - SAM Member	\$195	65	\$3.0
55	Boston Mutual Life Insurance Company	\$139	161	\$0.9
56	The Philipsborn Company	\$72	55	\$1.3
57	HomeStreet Capital	\$58	19	\$3.0
58	MTL Insurance Company	\$34	20	\$1.7
59	Royal Neighbors of America	\$5	3	\$1.6

Year-end Survey of Commercial/Multifamily Mortgage Servicing Volumes
as of December 31, 2009

Total US Collateral

Total Primary & Master Servicing

Warehouse (not elsewhere classified)



Rank	Company	Amount (\$ millions)	Number of loans	Avg. Loan Size (\$m)
1	Wells Fargo Bank N.A. / Wachovia Bank N.A. (a Wells Fargo Company)	\$30,804	1,123	\$27.4
2	KeyBank Real Estate Capital	\$5,278	92	\$57.4
3	PNC Real Estate / Midland Loan Services, Inc.	\$4,614	384	\$12.0
4	Bank of America Merrill Lynch	\$4,063	123	\$33.0
5	Deutsche Bank	\$1,858	16	\$116.1
6	Prudential Asset Resources	\$1,280	118	\$10.8
7	CWCapital LLC & CWCapital Asset Management	\$423	25	\$16.9
8	Q10 Capital, LLC	\$373	243	\$1.5
9	Pacific Life Insurance Company	\$317	199	\$1.6
10	SitusServ LP DBA Situs Asset Management LLC	\$278	24	\$11.6
11	GEMSA Loan Services, L.P.	\$160	9	\$17.8
12	Berkadia Commercial Mortgage LLC	\$156	7	\$22.3
13	Principal Global Investors	\$99	13	\$7.7
14	Oak Grove Capital	\$74	10	\$7.4
15	Litton Loan Servicing	\$64	333	\$0.2
16	P/R Mortgage & Investment Corporation	\$47	5	\$9.4
17	Centerline Servicing, Inc.	\$29	10	\$2.9
18	Columbia National Real Estate Finance, LLC	\$15	1	\$15.1
19	Bernard Financial Servicing Group - SAM Member	\$10	1	\$10.0

Year-end Survey of Commercial/Multifamily Mortgage Servicing Volumes
as of December 31, 2009

Total US Collateral

Total Primary & Master Servicing

Other



Rank	Company	Amount (\$ millions)	Number of loans	Avg. Loan Size (\$m)
1	Berkadia Commercial Mortgage LLC	\$49,536	7,532	\$6.6
2	Bank of America Merrill Lynch	\$26,185	223	\$117.4
3	PNC Real Estate / Midland Loan Services, Inc.	\$20,498	1,019	\$20.1
4	Grandbridge Real Estate Capital, LLC	\$1,073	342	\$3.1
5	AEGON USA Realty Advisors, LLC	\$631	56	\$11.3
6	Bellwether Real Estate Capital LLC	\$477	98	\$4.9
7	Walker & Dunlop, LLC - SAM Member	\$258	16	\$16.1
8	Litton Loan Servicing	\$108	305	\$0.4
9	Wells Fargo Bank N.A. / Wachovia Bank N.A. (a Wells Fargo Company)	\$100	10	\$9.5
10	Pacific Life Insurance Company	\$60	20	\$3.0
11	Capital Funding Group, Inc.	\$53	7	\$7.6
12	Members Capital Advisors, investment advisor for CUNA Mutual Ins. Society	\$51	69	\$0.7
13	First Housing Development Corporation of Florida	\$47	14	\$3.4
14	Cohen Financial	\$16	4	\$4.0
15	M&T Realty Capital Corporation	\$13	13	\$1.0
16	P/R Mortgage & Investment Corporation	\$9	25	\$0.4

Year-end Survey of Commercial/Multifamily Mortgage Servicing Volumes
as of December 31, 2009

Total US Collateral

Total Named Special Servicing

CMBS, CDO or other ABS



Rank	Company	Amount (\$ millions)	Number of loans	Avg. Loan Size (\$m)
1	LNR Partners, Inc (U.S.)	\$191,677	14,815	\$12.9
2	CWCapital LLC & CWCapital Asset Management	\$162,618	12,687	\$12.8
3	Centerline Servicing, Inc.	\$108,454	11,826	\$9.2
4	PNC Real Estate / Midland Loan Services, Inc.	\$95,423	7,751	\$12.3
5	Berkadia Commercial Mortgage LLC	\$43,896	7,887	\$5.6
6	Bank of America Merrill Lynch	\$20,565	208	\$98.9
7	Wells Fargo Bank N.A. / Wachovia Bank N.A. (a Wells Fargo Company)	\$18,555	744	\$24.9
8	KeyBank Real Estate Capital	\$16,156	2,287	\$7.1
9	ORIX Capital Markets, LLC	\$9,995	1,547	\$6.5
10	TriMont Real Estate Advisors, Inc	\$5,623	33	\$170.4
11	BNY Mellon	\$3,235	479	\$6.8
12	Pacific Life Insurance Company	\$1,901	120	\$15.8
13	Prudential Asset Resources	\$1,209	15	\$80.6
14	Protective Life Corporation	\$1,019	313	\$3.3
15	Litton Loan Servicing	\$186	504	\$0.4
16	Principal Global Investors	\$156	48	\$3.3

Year-end Survey of Commercial/Multifamily Mortgage Servicing Volumes
as of December 31, 2009

C/MF Loans Secured by Collateral OUTSIDE the US

Total Primary & Master Servicing

TOTAL



Rank	Company	Amount (\$ millions)	Number of loans	Avg. Loan Size (\$m)
1	Hatfield Phillips International, an LNR Property Company	\$40,209	216	\$186.2
2	Deutsche Bank	\$27,500	172	\$159.9
3	GEMSA Loan Services, L.P.	\$13,607	932	\$14.6
4	PNC Real Estate / Midland Loan Services, Inc.	\$12,691	1,911	\$6.6
5	First National Financial LP	\$4,938	875	\$5.6
6	Capital Services Group	\$3,075	5,089	\$0.6
7	Berkadia Commercial Mortgage LLC	\$2,533	260	\$9.7
8	LNR Partners Germany, an LNR Property Company	\$1,250	649	\$1.9
9	Bank of America Merrill Lynch	\$1,164	44	\$26.5
10	TriMont Real Estate Advisors, Inc	\$750	48	\$15.6
11	Babson Capital Management LLC	\$570	18	\$31.7
12	Pacific Life Insurance Company	\$529	20	\$26.5
13	TIAA-CREF	\$371	9	\$41.2
14	BNY Mellon	\$208	61	\$3.4
15	Cohen Financial	\$86	19	\$4.5



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2008 Commercial Real Estate / Multifamily Finance Origination Rankings
All Firms (member \$250 / nonmember \$350)

**Commercial Real Estate / Multifamily Finance Annual
Origination Volume Summation (2008 data)**
Member \$75 / nonmember \$100

2009 Commercial / Multifamily Loan Maturity Volumes
Member \$50 / nonmember \$100

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