

COMMERCIAL REAL ESTATE SERVICES

MCube provides origination, underwriting, diligence, and capital markets support aligned with each client's methodologies. Our team has experience across complex property types, loan structures, debt and equity products, and securitization workflows, including Tax Credit/LIHTC, affordable municipal, CLO, CMBS, and Freddie Mac M- and Q-Series transactions. Our services include:

Commercial Real Estate Origination and Underwriting Services

- Prescreening / sizing for Equity and Debt - CMBS, balance sheet, Bridge, Mezz and Agency products (Freddie, Fannie and HUD)
- Detailed underwriting and due diligence for CMBS, balance sheet, Bridge, Mezz for all asset types and Agency loans (Conventional, Bridge and Small business for all agency property types – MF, Student housing, Affordable housing, Senior / assisted living etc.)
- Asset Summary Reports / Credit Memo creation for all asset types
- Lease abstracts / lease reviews and Rent roll reconciliation analysis
- Third party reports reviews and analysis
- Cash flow modeling (ARGUS / Excel) - Expertise in ARGUS – CRM, Developer, Enterprise and Asset management (stabilized, construction and transitional assets)
- Buy / Sell transaction support
- Research and profiling reports on tenants, borrowers, sponsors and guarantors
- Mortgage loan term sheet, broker packages, investment/offering memorandums
- Loan documents abstracts
- Site Inspections
- Commercial mortgage loan closing and legal document review, audit, extraction and analysis

Capital Markets and Securitization Assistance

- Building and managing data tapes
- Creating standardized asset summary reports, prospectuses, term sheets, pool profiles and stratifications
- Comforting and clearing exception reports for offering circulars, term sheets and data tapes with accounting and law firms
- Creating term sheets, pool profiles, offering documents, Collection trackers, Financials trending analysis, ad-hoc analysis for various bond investors
- Coordinating with rating agencies, accounting firms, legal firms and B-buyers

Real Estate Asset Management and Servicing Assistance

- Financial Statement spreading, Tax & Insurance, Escrow analysis
- Quarterly / periodic Asset summary reports
- Budget and Capex analysis
- Loan files analysis and loan boarding into the servicer systems
- Mortgage Servicing Rights Valuations
- Investor Reporting for Servicers and Trusts
- Borrower requests
- Lease reviews and tenant analysis
- CAM reimbursement reconciliation and property accounting support
- Loan documents, PSA, leases and other loan related documents abstraction

Specialized and On-Demand Transactional Services

- Reporting, Accounting and Other Miscellaneous General Ledger / Finance functions
- Data mining, spreading in financial models and cleansing financial modeling
- Document Imaging / Indexing and Preparing Extracts