



Bankruptcy Specialist Announces \$2.6M Commercial Loan Modification.

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/EINPresswire.com/ -- Capital

Restructure Group,

www.capitalrestructuregroup.com a

[Bankruptcy Specialist](#), and expert in

*[CMBS Loan Modification](#) *and *Commercial Loan modifications* announced today the restructure of a \$2.6M loan encumbering a carwash in southern California.



The firm was retained by the property owner as the lead strategist to negotiate the [commercial loan modification](#) of a \$2M first mortgage and a \$610,000 SBA second mortgage encumbering the property and the business assets of a carwash in Los Angeles. Capital Restructure Group negotiated a 5 year extension of the loan which incorporated a 32% reduction of the principal amount due under the notes, resulting in 100% of the amount due the SBA being waived and forgiven. In addition to the discounted principal being re-written over a 5 year term, the personal guarantees were also reduced meaning the client's have no deficiency exposure.

Had the deal not been struck, both the company and the individuals would have been unable to *avoid bankruptcy*.

The Bank had attempted to foreclose on its mortgage and wipe out the business owners investment when Capital Restructure Group was retained to negotiate the commercial loan modification in order for the property and business owner to *avoid bankruptcy*.

The firm utilized its expertise in Chapter 11 reorganizations to negotiate with the bank by utilizing its knowledge of how the Chapter 11 reorganization plan would restructure the bank and SBA loans as the negotiating lever to convince the bank and SBA to accept the discounted principal and waiver of guarantees thus enabling the property and business owner to re-position the company balance sheet, increase cash flow and *avoid bankruptcy*.

Capital Restructure Group is an expert in *CMBS loan modifications, commercial loan modifications*, and business debt restructures. The Company has successfully negotiated CMBS loan modifications and commercial loan modifications with the largest banks and financial institutions in the United States as well as small regional banks private lenders and credit unions.

Capital Restructure Group consults to Real Estate Developers Real Estate Investors and Business owners throughout the United States. Its principals have restructured their own businesses and real estate projects through Chapter 11 and bring a combined 115 years of real estate development, investment and finance experience to the table for their clients.

www.capitalrestructuregroup.com

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