










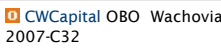
# Troubled Asset Search Results

All Types | Mid-Atlantic | Richmond | US | Mid-Atlantic | North America

23 results

Distressed status: Foreclosure, bankruptcy, etc. Lender REO: Restructured/Modified

Status Date	Troubled Subtype	Type/ Subtype	Detail	Property Name Address City,State/Country	Units Yr.Blt/Renov # bldgs/flrs	Owner Lender	Comments
Troubled Aug'09	Foreclosure Initiated; Auction/Trustees Sale Scheduled	HTL Limited Service		Steven Kent Hotel 12205 S Crater Rd Petersburg, VA/ US	133 units 1960	Gurdeep Singh	Last Traded Feb-05 (\$5.2 mil)
Troubled Aug'09	Foreclosure Initiated; Auction/Trustees Sale Scheduled; Deferred/Abandoned Property	DEV Residential		Hampton Farms Hull Street Rd And Beaver Bridge Rd Moseley, VA/ US	1,655,280 sf	Gary T Jennings  BB&T	Holding Jun-06; 1st mtg: \$2.1 mil
Troubled Jun'09	Owner Financially Challenged; Owner/GP Bankrupt	HTL Limited Service		Extended Stay America 6807 Paragon Pl Richmond, VA/ US	82 units 1999/2004 3 flrs	Lightstone Group JV  Chetrit Group  CMBS: Wachovia 2007-ESH	Last Traded May-07
Troubled Jun'09	Owner Financially Challenged; Owner/GP Bankrupt	HTL Limited Service		Studio Plus 10060 W Broad St Glen Allen, VA/ US	92 units 1997/2004 3 flrs	Lightstone Group JV  Chetrit Group  CMBS: Wachovia 2007-ESH	Last Traded May-07
Troubled Jun'09	Owner Financially Challenged; Owner/GP Bankrupt	HTL Limited Service		Extended Stay America Paragon Pl 6811 Paragon Pl Richmond, VA/ US	108 units 1997/2004 3 flrs	Lightstone Group JV  Chetrit Group  CMBS: Wachovia 2007-ESH	Last Traded May-07
Troubled Jun'09	Owner Financially Challenged; Owner/GP Bankrupt	HTL Limited Service		Homestead Studio Suites 10961 W Broad St Glen Allen, VA/ US	142 units 1997/2004 2 flrs	Lightstone Group JV  Chetrit Group  CMBS: Wachovia 2007-ESH	Last Traded May-07
Troubled Jun'09	Owner Financially Challenged; Owner/GP Bankrupt	HTL Limited Service		Homestead Studio Suites 241 Arboretum Pl Richmond, VA/ US	134 units 1989 3 flrs	Lightstone Group JV  Chetrit Group  CMBS: Wachovia 2007-ESH	Last Traded May-07
Troubled May'09	Delinquent/Default	DVLP Mixed		Midlothian Town Ctr Midlothian Turnpike And Winterfield Rd Midlothian, VA/ US	2,526,480 sf	James Doran Company	Development Jan-07
Troubled May'09	Foreclosure Initiated; Deferred/Abandoned Property	DEV Mixed		Magnolia Green Hull St Rd And Otterdale Rd Chesterfield, VA/ US	87,120,000 sf	Magnolia Green Development LLC  iStar Financial	Holding Jan-07; 1st mtg: \$96.9 mil
Troubled Apr'09	Foreclosure Initiated; Owner/GP Bankrupt	RET Mall & Other		Laburnum House Development 1300 Westwood Ave Richmond, VA/ US	111,600 sf 5 bldgs	James S Ray & G Thomas Bondurant  Stan Corp  Mortgage Investors	Holding Apr-09; 1st mtg: \$2.0 mil
Troubled Mar'09	Owner/GP Bankrupt	APT Garden		River Road Terrace 20900 River Terrace Rd Petersburg, VA/ US	128 units 1973/2005	Babcock & Brown  CMBS: CSFB 2006-C4	Last Traded Mar-06; 1st mtg: \$5.2 mil
Troubled Mar'09	Owner/GP Bankrupt	APT Mid/Highrise		Seven Gables 11 N Laburnam Ave Richmond, VA/ US	1,184 units 1965/2006	Babcock & Brown  CMBS: CSFB 2006-C3	Last Traded Mar-06; 1st mtg: \$50.9 mil
Troubled Mar'09	Owner/GP Bankrupt	APT Garden		Rollingwood 6300 Pewter Ave Richmond, VA/ US	278 units 1976/2006	Babcock & Brown  CMBS: CSFB 2006-C3	Last Traded Mar-06; 1st mtg: \$13.1 mil
Troubled Mar'09	Owner/GP Bankrupt	APT Garden		Twin Rivers 600 Winston Churchill Dr Hopewell, VA/ US	149 units 1976/2006	Babcock & Brown  CMBS: CSFB 2006-C3	Last Traded Mar-06; 1st mtg: \$6.2 mil
Troubled Mar'09	Owner/GP Bankrupt	APT Garden		Timbercreek 2200 Chateau Dr Richmond, VA/ US	160 units 1968/2006	Babcock & Brown  CMBS: CSFB 2006-C3	Last Traded Mar-06; 1st mtg: \$5.7 mil
LenderREO Jan'09	Delinquent/Default; Foreclosure Completed	APT Garden		Communities at Southwood 4647 Southwood Pkwy Richmond, VA/ US	1,286 units 1975/2005 2 flrs	Capmark Financial Group OBO COMM 2005-C6	Transfer Jan-09 (\$50.0 mil)
Troubled Jan'09	Tenant Bankrupt	OFF Office - Sub		Circuit City Headquarters 9954 Mayland Dr Richmond, VA/ US	382,570 sf 1997 1 bldg/6 flrs	Inland REIT  CMBS: BEAR 2005-TOP20	Last Traded May-05 (\$53.0 mil); 1st mtg: \$31.3 mil
Troubled Jan'09	Tenant Bankrupt	RET Mall & Other		Circuit City - Colonial Heights VA 820 Southpark Blvd Colonial Heights, VA/ US	32,930 sf 2002 1 bldg/1 flr	Circuit City  KeyBank	Last refinanced Jan-03 (\$5.7 mil); 1st mtg: \$4.2 mil
Restructured/ Extension	Owner Financially	RET Strip		Westpark Shopping Center 9645-9669 W Broad St	118,500 sf 1988/1990	Centro Properties Group	Last Traded Apr-07

Dec'08	Challenged			Glen Allen, VA/ US	1 flr		
Restructured/ Extension Dec'08	Owner Financially Challenged	RET Strip		<a href="#">Hanover Square</a> 7324 Bell Creek Rd Mechanicsville, VA/ US	129,987 sf	 Centro Properties Group	Last Traded Apr-07
Restructured/ Extension Dec'08	Owner Financially Challenged	RET Strip		<a href="#">Tuckernuck Square</a> 9004 W Broad St Richmond, VA/ US	86,010 sf 1980/1994 1 flr	 Centro Properties Group  CMBS: ML 2005-CK11	Last Traded Apr-07; 1st mtg: \$8.3 mil
Troubled Jun'08	Owner/GP Bankrupt	IND Flex		<a href="#">Wistar Center</a> 8101 Staples Mill Rd Richmond, VA/ US	49,163 sf 1989 1 flr	 DBSI Group  MORGAN STANLEY MORTGAE CAPITAL INC	Last Traded Oct-05 (\$5.2 mil); 1st mtg: \$3.4 mil
LenderREO Jun'07	Foreclosure Completed; Receivership, Admin, Special	HTL Full- Service		<a href="#">Sheraton West - Richmond, VA</a> 6624 West Broad St Richmond, VA/ US	372 units 1974/2001	 CWCapital OBO Wachovia 2007-C32	Transfer Jun-07

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