



Research the answers on the new Morningstar Direct™ Alternative Investment Edition
To learn more, visit: global.morningstar.com/aiet



Current version Americas Europe Asia About the versions

MAKE EMII.COM MY HOMEPAGE

Home Webcasts Rankings Asset Management Banking & Brokerage Capital Markets Derivatives Emerging Markets Energy Exchanges & Trading FX Hedge Funds Legal & Regulatory Tech

EMII / JCR Capital Unveils Debt Property Funds.aspx?LS=EMS2

Sign up for free Newsletters RSS Feeds FAQ

JCR Capital Unveils Debt, Property Funds Current Page 1 12

02-12-2009 | Source: Real Estate Finance & Investment - [Click here to take out a FREE Trial](#)

JCR Capital is starting up two funds that will invest in bridge loans and distressed properties, respectively. Jay Rollins, principal, said he launched the strategies in response to an observation that some investors wanted current low-risk returns while others are more bullish. "[Some investors are saying] 'This is the opportunity of a generation and I want to double my money,'" he said of the latter group. The firm does not have a set amount that it is raising for the fund.

People & Companies in the News

- JCR Capital
- Jay Rollins
- JAM Equity Partners

JCR Capital Debt Fund 1 will originate short-term bridge loans. "The opportunity is to do short-term bridge loans on opportunistic deals for a 15% or 16% yield, pay the investors 12% and take the difference for us," Rollins said. The fund will buy loans of \$1 million to \$10 million. JCR Capital Equity Fund 1 will seek higher returns buying distressed properties and making equity investments. It will also buy non-performing loans and performing assets that are overleveraged or jeopardized by the changing underwriting standards.

Geographically, the funds will seek acquisitions in all parts of the country apart from the Northeast. "Because we're in the West, we have a bias toward the Western U.S."

Current Page 1 12

Click here to take out a free trial or to subscribe

Real Estate Finance & Investment: Real Estate Finance & Investment provides exclusive news and timely intelligence on all aspects of the US commercial property and real estate capital markets.

Print Article Email Article Comment on This

Blog This digg Technorati Delicio.us

Search Articles

Search Now Advanced search >>

Related Articles

- JCR Capital Launches Debt, Distressed Property Funds
- Lehman May Hurt U.S. Commercial RE

FREE NEWSLETTERS



Sign up for our FREE e-mail newsletters with the latest financial news spanning the Web.

Please Enter Your Email Here [Sign Up!](#)

Most Popular Stories

- Aleris Chapter 11 Rumors Intensify Feb-09-2009 | Source: American Metal Market
- M Stanley Unit Plans Distressed Funds Feb-09-2009
- SEC Sues HF Manager For Fraud Feb-11-2009
- Aleris Chapter 11 Rumors Intensify Feb-09-2009 | Source: American Metal Market
- Aleris Chapter 11 Rumors Intensify Feb-09-2009 | Source: American Metal Market
- California HF To Open NY Office Feb-06-2009
- FDIC To Request Online Auction Bids Feb-11-2009 | Source: Real Estate Finance & Investment
- Aladdin Starts DIP Fund Feb-10-2009

FIDELITY PRIME SERVICES

Contact us today.
1.800.988.4794

Learn more on FidelityPrime.com

Fidelity Prime Services is part of Fidelity Capital Markets Services, a division of Fidelity Financial Services LLC. Member NYSE, SIPC 493424





EXECUTION

SECURITIES LENDING

FINANCING

REPORTING

CLEARING & CUSTODY

Current version Americas Europe Asia About the versions

MAKE EMII COMM HOME PAGE

Home Webcasts Rankings Asset Management Banking & Brokerage Capital Markets Derivatives Emerging Markets Energy Exchanges & Trading FX Hedge Funds Legal & Regulatory Tech

EMII / JCR Capital Unveils Debt Property Funds.aspx?LS=EMS2

Sign up for free Newsletters RSS Feeds FAQ

JCR Capital Unveils Debt, Property Funds Current Page 2 12

02-12-2009 | Source: Real Estate Finance & Investment - Click here to take out a FREE Trial

But we wouldn't discount other markets we know—Florida, Texas and the mid-Atlantic," Rollins said. Rollins recently sold a 40% stake in his firm to JAM Equity Partners, a unit of Nashville-based private equity firm Jacobs Asset Management.

People & Companies in the News

- JCR Capital
- Jay Rollins
- JAM Equity Partners

Opportunities today remind Rollins of the situation in 1992 when he formed Eastern Realty Corporation to acquire distressed assets and notes from Thrifts and the Resolution Trust Corporation. "I've been to this movie before and it worked out pretty good the last time," he said. "This is a little trickier than 1992 because then it was just supply and demand. Here you've got to be thinking about how does the next guy buy it? Who has the cash? What's the NOI really worth?"

Rollins believes that private equity firms will play a much greater role in the market. "When the dust settles, who's going to be lending, who's going to be the capital buyers? Numerous private capital providers like us who are going to have a big stake in the marketplace," he said. "Wall Street's gone, it's a total game changer. There will be numerous private capital providers like us who are going to have a big stake in the marketplace."

Current Page 2 12



Click here to take out a free trial or to subscribe

Real Estate Finance & Investment: Real Estate Finance & Investment provides exclusive news and timely intelligence on all aspects of the US commercial property and real estate capital markets

Print Article Email Article Comment on This

Blog This digg Technorati Delicious

Search Articles

[Advanced search >>](#)

Related Articles

- JCR Capital Launches Debt, Distressed Property Funds
- Lehman May Hurl U.S. Commercial RE

FREE NEWSLETTERS



Sign up for our FREE e-mail newsletters with the latest financial news spanning the Web

Please Enter Your Email H

Most Popular Stories

- Aleris Chapter 11 Rumors Intensify Feb-09-2009 | Source: American Metal Market
- M Stanley Unit Plans Distressed Funds Feb-09-2009
- SEC Sues HF Manager For Fraud Feb-11-2009
- Aleris Chapter 11 Rumors intensify Feb-09-2009 | Source: American Metal Market
- Aleris Chapter 11 Rumors Intensify Feb-09-2009 | Source: American Metal Market
- California HF To Open NY Office Feb-06-2009
- FDIC To Request Online Auction Bids Feb-11-2009 | Source: Real Estate Finance & Investment
- Aladdin Starts DIP Fund Feb-10-2009



EXECUTION

SECURITIES LENDING

FINANCING