

Mr. Berglund is the president and a principal of Western Capital Partners LLC, a private bridge lender specializing in financing solutions for challenging situations.

Joining Western Capital Partners shortly after its inception over ten years ago, Mr. Berglund has been a key driver behind the growth and success of the business. During his tenure at Western Capital, Mr. Berglund has overseen all aspects of the business, including sales and marketing, workouts, portfolio management, as well as the underwriting and review of a wide variety of private lending transactions.

With an extensive background spanning over 25 years in lending and finance, Mr. Berglund has held portfolio and management positions with Equitec Leasing Company, Pacific Venture Finance, an affiliate of PacifiCorp Financial Services, and GE Capital.

Mr. Berglund holds an MBA from the University of Colorado at Boulder and a BS in Finance from Colorado State University.

Western Capital Partners is a private, self-funded, bridge lender specializing in creative or quick-close situations that more traditional lenders may be unable or unwilling to fund. Western Capital Partners provides bridge, distressed property, and bank replacement loans from \$1 million to \$7 million or more throughout the United States. Western Capital will also fund note purchases and other unique transactions. As a direct private lender, Western Capital Partners has the flexibility to consider a wide array of projects, including office, industrial, retail and broken condo, as well as distressed single & multi-family residential.

Since 1999 Western Capital has been serving the needs of a broad array of borrowers and currently stands ready to provide liquidity to opportunistic investors, developers, and bankers. Our broken-condo and distressed single-family programs provide a source of financing that otherwise is largely missing from today's financing landscape.

Being a self-funded portfolio lender with a dedicated professional staff and a streamlined decision making process allows Western Capital Partners to close loans more quickly. In addition, the Western Capital team brings over two centuries of real estate experience to every transaction which means that we have the insight and understanding to tailor a customized solution to meet the individual borrower's needs.