



EVEN BUFFETT ISN'T PERFECT

What You Can - and Can't - Learn from the World's Greatest Investor

Get the new book by Vahan Janjigian from Amazon.com

Become a member | Log In
Portfolio | Subscribe and Get a Free Briefcase
Make Forbes.com My Home Page
Bookmark This Page



Search: **Forbes.com** Quotes Video Web Blogs Advanced

Bringing the wisdom of crowds to business intelligence

- U.S. EUROPE ASIA HOME PAGE FOR THE WORLD'S BUSINESS LEADERS Free Trial Issue
- HOME BUSINESS TECH MARKETS ENTREPRENEURS LEADERSHIP PERSONAL FINANCE FORBESLIFE LISTS OPINIONS
- Video Blogs E-mail Newsletters Org Chart Wiki People Tracker Portfolio Tracker Special Reports Widgets CEO Network

E-mail | Request Reprints | E-Mail Newsletters | My Yahoo! | RSS

ADVERTISEMENT

Business Wire - Press Release

Commercial Alliance Group Pays Investors Ahead of Schedule

08.05.08, 1:18 PM ET

Most Popular Stories

- [Young Billionaires](#)
- [Easily Overlooked Tax Deductions](#)
- [The No-Tech Hacker](#)
- [Job Hunting In A Downturn](#)
- [How To Tap Lenders When Credit Is Tight](#)

Popular Videos

- [Dr. Vito's July Fourth Finds](#)
- [Small Beers, Big Business](#)
- [Doctors On Demand](#)
- [Billionaire Dropouts](#)
- [Groovy No More](#)

Commercial Alliance Group (CAG), a Central Florida real estate development and financial services firm, has made early distributions to its individual and institutional accredited investors in two private offerings. The early distributions are related to the company's positions in Central Florida real estate development projects. The projects include a moderately priced commercial/residential development in the Orlando suburb, Oviedo, FL and the Palm Coast Resort, a luxurious waterfront condominium resort in Palm Coast, FL.

Commercial Alliance Group Vice President Scott Colon noted that the final redemption distribution on the Central Avenue Townhomes private offering was nearly two years ahead of schedule. The first distribution to Palm Coast Resort investors came from new

condominium inventory resale proceeds less than three months after the company acquired the waterfront condos in a bulk purchase from Centex Homes, a publicly traded national homebuilder.

Central Avenue Townhomes: Oviedo, Florida

Commercial Alliance Group was the exclusive senior capital placement agent for the townhomes and office project, and directly funded a mezzanine loan facility of up to \$1 million. Since funding the project in November 2006, CAG worked with the developer to acquire an adjoining parcel and expand the townhome project from 52 to 58 units.

"As a result of a project refinancing concluded during the tenure of our exclusive senior capital placement agency, our mezzanine loan was prepaid in July. In accordance with the terms of our private offering related to the mezzanine loan, our investors' interests in the loan were fully redeemed earlier than forecast," CAG Vice President Scott Colon said. "This deal was expected to mature in June 2010 but went full cycle for our investors in approximately one-half of the contract term. While this transaction was small in terms of the typical transaction in our portfolio, we are very pleased with the results."

Palm Coast Resort: Palm Coast, Florida

Commercial Alliance Group made its first distribution to investors from its first condominium inventory resale proceeds in accordance with the terms of the company's private offering.

Commercial Alliance Group purchased 31 of the 72 luxury condominiums on the Intracoastal Waterway from Centex Homes, which completed the project in 2007. All condominiums at the Palm Coast Resort range in size from 1,350+/- to 2,000+/- square feet of living space and feature upgraded finishes, stainless steel appliances, granite countertops, screened patios, and views of the Intracoastal Waterway. Palm Coast Resort also includes a 96-slip marina.

Each of the company's purchasers may apply for membership in The Ocean Club at Hammock Beach, an exclusive Ginn Resorts facility

More From Forbes.com

- ➔ [Royal Million Dollar Jewels](#)
- ➔ [Timeless Timepieces](#)
- ➔ [Big Oil Collecting: The Wild West](#)
- ➔ [\\$200 Million Collectibles](#)
- ➔ [Art Market Correction May Loom](#)

[Make Forbes.com My Home Page](#)

[Bookmark This Page](#)

Trading Center

Brought to you by the sponsors below

AMERITRADE
TRADE FREE FOR 30 DAYS + GET \$100

Manage Your Portfolio Online!

[ForbesAutos.com](#)

ForbesTraveler.com
ELITE RETREATS OF THE FORBES CELEBRITY 100
Forbes TRAVELER

Small Business

[more >](#)



The Entrepreneur Library
Ten books that no entrepreneur should be without.

Sponsored By

CEO Book Club

Black's Humor
David K. Randall
Comedian Michael Ian Black's debut book contains a few comedic gems.

Forbes Attaché

[Personalize Now!](#)

ADVERTISEMENT

hp Roll over to expand
How may we be of service?



Personalize Your Own Forbes Attaché

[SIGNUP NOW!](#)

- Weather** [Select Your City](#)
- Sports** [Select Your Teams](#)
- Stocks** [Select Companies](#) **XYZ +5.87**
- News** [View by Industry](#)
- Authors** [Choose Favorites](#)

Executive Woman Attaché

Are you an executive woman?

Activate your Attaché in one-click now!

[Activate Now!](#)



located within 3 miles of the Palm Coast Resort. Memberships are restricted to property owners in select Ginn and Centex communities. The Ocean Club at Hammock Beach members may enjoy fine dining, the oceanfront complex of five pools, and indulge in the 10,000-square-foot spa. Members may enjoy world-class golf on the Jack Nicklaus-designed Ocean Course and the Tom Watson-designed Conservatory Course. Equity golf membership upgrades are available.

Centex released these units for preconstruction sale in August 2006 at prices ranging from \$875,000 to \$1,345,000. CAG has opened a sales office at the Florida resort located approximately 80 miles northeast of Orlando situated on the Atlantic coast midway between St. Augustine and Daytona Beach, where prices now start at \$430,000. Stirling Sotheby's International Realty has been appointed as CAG's exclusive sales and marketing representative for Palm Coast Resort. For details visit www.livethedreamfla.com, or contact sales director, Luke O'Reilly, loreilly@commercialalliancegroup.com.

More Florida Projects Sought

Scott Colon noted that Commercial Alliance Group is experiencing growth in both its financing and real estate development divisions. With its portfolio performing well, CAG is looking for more acquisitions and finance opportunities.

"The liquidity crisis in the banking industry has contributed to our growth," Colon said. "Our lending and financing operations are expanding to provide senior acquisition and development credit in addition to our traditional subordinate debt and equity products.

"We continue to look at and acquire world-class properties in Florida and other markets previously characterized by high growth and rising asset values. We are especially interested in resort, waterfront communities with marinas and hospitality and gaming projects. We are positioning the company to be an important player now and in the future as real estate market conditions improve. We are enjoying a time of opportunity and prosperity which we are sharing with our investors."

About Commercial Alliance Group

Commercial Alliance Group, Inc. (www.commercialalliancegroup.com) is an integrated real estate development and financial services advisory firm providing capital and consulting services to qualified developers. In addition to being a real estate development company, it is a direct provider of senior and subordinate debt and equity capital. Commercial Alliance Group, Inc. provides business, financial and strategic planning services to its real estate developer clientele. The company's real estate development ventures and debt and equity-financing products form the platform for investment opportunities available to individual and institutional accredited investors through its Broker-Dealer representatives, an innovation developed by the principals of Commercial Alliance Group. The Sanford, FL-based company serves as the bridge between the real estate development project concept and the capital necessary for the project's success.

For more information, visit www.commercialalliancegroup.com or call Scott Colon, Vice President of Commercial Alliance Group, at (407) 330-3062. For Broker-Dealer information contact Mark Arnold, marnold@commercialalliancegroup.com.

1 of 1

Article Controls

[E-mail](#) | [Request Reprints](#) | [E-Mail Newsletters](#) | [My Yahoo!](#) | [RSS](#)

Related Sections

[Home > News & Analysis](#)

[News Headlines](#) | [More From Forbes.com](#) | [Special Reports](#)

[Subscriptions >](#)

[Subscribe To Newsletters](#) [Subscriber Customer Service](#)

More From  **INVESTOPEDIA**
.com

READ REVIEW







The Sound Of Silence

Paul Maudment

Having trouble managing your business?
Maybe you talk too much.

[READ REVIEW](#)



-  [How to Stop Internet Cash Scams](#)
-  [Five Steps to Becoming a Millionaire](#)
-  [Can You Live on Love?](#)
-  [Used Car Shopping: How to Avoid a Lemon](#)
-  [Timeshares: Dream Vacation or Money Pit?](#)

[SITEMAP](#) [HELP](#) [CONTACT US](#) [INVESTMENT NEWSLETTERS](#) [FORBES CONFERENCES](#) [FORBES MAGAZINES](#) [FORBESAUTOS](#)

[Ad Information](#) [Forbes.com Mobile](#) [RSS](#)  [Reprints/Permissions](#) [Subscriber Services](#)
[Privacy Statement](#) [Terms, Conditions and Notices](#) [About Our Ads](#)
2008 Forbes.com LLC™ All Rights Reserved

Stock quotes are delayed at least 15 minutes for Nasdaq, at least 20 minutes for NYSE/AMEX. U.S. indexes are delayed at least 15 minutes with the exception of Nasdaq, Dow Jones Industrial Average and S&P 500 which are 2 minutes delayed.