



# IRETO &

## Smart Real Estate Magazine

Are Proud to Honor the Following 2005 Award Winning Companies In the Investment Real Estate Industry

About our Awards: IRETO, The world's fastest growing Industry Trade Association with over 50,000 readers worldwide, recognizes excellence and outstanding achievement within the investment real estate community by awarding top leaders and companies in our industry with achievement awards.

### Capital & Finance Award's Section

#### FINANCING IDEA OF THE YEAR

**Winner:** **CenterPoint LLC,**  
Stephen A. Zadrick, Founder & CEO

***Centerpoint took Equity/Mezzanine Financing to a new level by creating Project Driven Financing for Developers***



#### Steve Zadrick, Chief Executive Officer

Stephen Zadrick is Founder and CEO of **CenterPoint LLC**, a real estate investment company that focuses on providing capital solutions to luxury condominium developers. Steve created and implemented the Project Driven Finance™ model in 1989 in Miami Florida. Steve was recently recognized as one of Builder and Developer Magazine's Who's Who in the Building Industry (Jan 2005), was listed in Florida International Magazine's People edition titled Power Players: 100 A-List Floridians (April 2005) where he was included as an Innovator: People Who Use Originality to Reinvent the Status Quo. In January 2005 Steve was a featured speaker at the annual National

Association of Homebuilder's International Builders Show in Orlando FL where his program was rated by the NAHB as one of the Top 5 educational sessions of the hundreds that were presented. In '05/'06 Steve has been asked to speak at the Building Industry Show in November and by the University of Housing at the NAHB's International Builder's Show in January, presenting the program "So you want to be a multifamily developer? Steve was recently asked to serve on the President's Circle of the Board of Experts of IRETO, the International Real Estate Trade Organization ([www.ireto.org](http://www.ireto.org)) and is also a Full Member of the Urban Land Institute ([www.uli.org](http://www.uli.org)), a Member of the International Real Estate Federation ([www.fiabci.com](http://www.fiabci.com)) and the National Association of Home Builders ([www.nahb.org](http://www.nahb.org)).

Steve has positioned **CenterPoint LLC** as a recognized industry leader in boutique financing for luxury high rise real estate developers including equity, mezzanine and late stage financing and investments. Through CenterPoint's Capital Solutions™ and its elite group of preferred vendors, the company brings considerably more talent to the table than other lenders. The result of this is the ability to save developers significantly on their cost of money, thus adding to the developer's bottom line.

**CenterPoint** supplies money, marketing and presales in one turnkey package for luxury multifamily projects (both new construction and conversions) in 25 North American markets.



#### IRETO AWARDS THE TOP DIRECT LENDERS OF 2005

WACHOVIA

BANK OF AMERICA/BANC OF AMERICA SECURITIES

GMAC COMMERCIAL MORTGAGE

LEHMAN BROTHERS

MORGAN STANLEY

KEYBANK REAL ESTATE CAPITAL

CREDIT SUISSE FIRST BOSTON

PRUDENTIAL MORTGAGE CAPITAL CO.

BEAR, STEARNS & CO.

CIBC WORLD MARKETS  
RBS GREENWICH CAPITAL MARKETS

METLIFE REAL ESTATE INVESTMENTS

TIAA-CREF

PRINCIPAL REAL ESTATE INVESTORS

PNC REAL ESTATE FINANCE

DEUTSCHE BANK  
BERKSHIRE MORTGAGE

HYPO REAL ESTATE CAPITAL CORP.

FREMONT INVESTMENT & LOAN

ISTAR FINANCIAL INC.

CORUS BANK N.A.