



**WESTCAP CORP**  
A Q10 CAPITAL LLC PARTNER

**STEVEN BECK *President, CEO & Director, Asset Administration***

Q10|Westcap is a full service, independently owned, commercial mortgage bank headquartered in Irvine, California. The company actively sources capital for proposed and existing commercial real estate developments primarily throughout the Western States. With exclusive and semi-exclusive correspondent relationships with institutional investors, Q10|Westcap is uniquely positioned to deliver competitively priced capital earmarked for commercial real estate. The career real estate professionals have sourced over \$15 billion for commercial real estate developments comprised of traditional debt (fixed and floating) as well as more intricate structured financing including equity and joint venture investment.

As a full-service mortgage bank, Q10|Westcap is staffed with closing and servicing personnel providing local, professional service. The loan servicing performed out of the Irvine, CA office currently exceeds 230 loans and \$2.5 billion in outstanding balances.

Q10|Westcap is a member of Q10|Capital which is the first national firm to be owned by leading independent mortgage bankers across America. Q10 Capital is currently comprised of independently owned mortgage banking offices across the country with more than 75 highly experienced finance professionals. During the last five years, Q10 Capital has collectively originated commercial real estate loans exceeding \$22 billion and currently services more than \$10 billion. Steve Beck is both a Director and current Board Chairman for Q10|Capital.

Before forming WESTCAP in 2007, Steve Beck was Senior Vice President with Capmark Finance Inc. (formerly GMAC Commercial Mortgage). In March of 2002 GMAC Commercial Mortgage purchased the assets of Westco Real Estate Finance Corp. where Mr. Beck was a co-founder and Director of Loan Administration from 2/88 to 3/2002. At the time of the purchase Westco had 4 offices in Southern California with a servicing portfolio in excess of \$1.3 billion and approximately \$500 million in annual loan production. WESTCO was primarily engaged in the origination, and servicing of mortgage loans and capital investments for commercial real estate properties.

Beck graduated from the University of California at Los Angeles with a degree in Economics. Beck has completed numerous postgraduate real estate courses and is a California Real Estate Broker with a Commercial Certified Mortgage Banker (CMB) designation.

