

LOAN APPLICATION

Date:
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LOAN SUMMARY:

Loan Request: Per SF: _____

Term: LTV: _____

Amortization: DCR: _____

Rate:

Est. Property Value:

Land Value Only:

Purpose for Loan: Refinance or Acquisition

Cash Out?

Use of Funds:

Anticipated Holding Period:

Personal Guarantee:

FOR REFINANCE ONLY:

Current Loan Balance:

Current Lender:

Maturity date and rate:

Prepayment with current loan: yes or no?

If Yes How much?

Date and price paid for property:

Amount of Cash invested in property: (Down Payment, capital improvements, etc.)

LOAN APPLICATION

PROPERTY:

Address:

Property Type:

Number of Buildings:

Number of Stories:

Gross Building Square Feet:

Rentable Building Square Feet:

Year of Construction:

Construction Type:

Roof: _____

Physical Condition of Building:

Lot Size:

of Parking Spaces:

If Warehouse:

Dock Hi Doors:

Drive-In doors:

Office %:

RENT ROLL / PROFORMA:

Number of Total Units:

Number of Tenants:

Current Occupancy: _____ % **2007** _____ % **2006** _____ %

Current Annualized ACTUAL GROSS INCOME of Property: \$

Current Annualized ACTUAL Expenses of Property. \$

What Expenses are the tenants responsible for?

LOAN APPLICATION

NEW CONSTRUCTION:

Have you broken ground yet:

Anticipated Completion Date:

Do you have any signed leases: Yes or No

PURCHASE ONLY:

Purchase Price: \$

Are you under contract yet? Yes or No

Closing Date:

Amount and Source of Down Payment:

BORROWER INFO:

List Individual Borrower's:

Name	% Ownership	Assets	Liabilities	Liquid
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Name of Borrowing Entity:

Type of Entity:

Borrower Contact Name:

Telephone:

Fax:

Email:

LOAN APPLICATION

LOAN CHECKLIST:

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1. _____ Personal Financial Statement.
2. _____ Personal Tax Returns: (Two Most Recent Years).
3. _____ Personal Credit Report and Credit Score.
4. _____ Current Rent Roll.
5. _____ Property Income & Expense Statement. (Two Most Recent Years plus Year-To-Date).
6. _____ Copy of existing appraisal, survey, site plan, drawings, phase I environmental report.
7. _____ Copy of the Leases.
8. _____ Purchase and Sale Contract (if applicable).
9. _____ Construction Budget (if new construction).
10. _____ Interior and Exterior Color Photos.

INCOME & EXPENSE PROFORMA

Annual

BASE RENTAL INCOME	\$ _____
Expense Reimbursement Revenue	
Property Management	\$ _____
Property Taxes	\$ _____
Property Insurance	\$ _____
CAM Reimbursement	\$ _____
Other Income	\$ _____
Total Reimbursement Income	\$ _____
Total Gross Income	\$ <input style="width: 150px; height: 20px;" type="text"/>

OPERATING EXPENSES

Management	\$ _____
Property Taxes	\$ _____
Property Insurance	\$ _____
CAM Expenses	\$ _____
other	\$ _____
other	\$ _____
other	\$ _____
Total Operating Expenses	\$ <input style="width: 150px; height: 20px;" type="text"/>
NET OPERATING INCOME	\$ <input style="width: 150px; height: 20px;" type="text"/>

PERSONAL FINANCIAL INFORMATION OF APPLICANT/GUARANTOR

ASSETS

Cash: \$ _____
Marketable Securities: \$ _____
Retirement Accounts: \$ _____
Market Value of Real Estate: \$ _____
Value of Business: \$ _____
Automobiles: \$ _____
Personal Property: \$ _____
Other: \$ _____
TOTAL ASSETS: \$ _____

LIABILITIES

Revolving Accounts: \$ _____
Auto Loans: \$ _____
Mortgages: \$ _____
Notes Payable: \$ _____
Other: \$ _____
TOTAL LIABILITIES: \$ _____
NET WORTH: \$ _____

SCHEDULE OF REAL ESTATE

Property Address	Name on Title	Market Value:	Mortgage Balance:	NOI:	PITI:
_____	_____	\$ _____	\$ _____	\$ _____	\$ _____
_____	_____	\$ _____	\$ _____	\$ _____	\$ _____
_____	_____	\$ _____	\$ _____	\$ _____	\$ _____
_____	_____	\$ _____	\$ _____	\$ _____	\$ _____

PERSONAL FINANCIAL INFORMATION OF APPLICANT/GUARANTOR

	Borrower		Co-Borrower
Employment	\$_____	(Annual)	\$_____
Rental	\$_____		\$_____
Div/Interest	\$_____		\$_____
Other	\$_____		\$_____
Other	\$_____		\$_____
Total Income	\$_____		\$_____

Other Information:

Any Outstanding Judgments?	Y	N
Bankruptcy in last 7 years?	Y	N
A Part in any Litigation?	Y	N
Any 30 day delinquencies?	Y	N

Property Information:

Are you aware of any Environmental Issues?	Y	N
Is the Property in a Flood Zone?	Y	N

I certify that the above information is true and correct.

Print Name

Date:

Sign Name