

**Commercial Property
Real Estate Investment Project Pro-Forma**

Please be sure to completed this form entirely. ALL blanks are to be completed, enter N/A if not applicable, otherwise processing of your application may be delayed.

Borrower Name: _____ Entity Name: _____

Office: () _____ Home: () _____ Mobile : () _____

Fax: () _____ Other: () _____ E-mail: _____

Project Information:

Project Name: _____ Project Duration (total): _____ months

Project Type: __ Investment Property Only __ Rehab/ Re-Development __ New Construction

__ Land Only __ Value Add __ Other: _____

Project Description: _____

Project Location/ Address: _____

City: _____ State _____ Zip _____ Cross Streets: _____

Borrower Experience with this type of project: _____

Project Team:

Realtor/Broker (purchase): _____ Phone () _____

Realtor/Broker (sell/lease): _____ Phone () _____

Management Company: _____ Phone () _____

Architect/ Design Firm: _____ Phone () _____

Engineers: _____ Phone () _____

General Contractor: _____ Phone () _____

Permitting Authorities: (list all that apply): _____

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Property Specifics

Multi-family Retail (multi tenant) Retail Free Standing Big Box Hospitality Industrial

Office (traditional) Office (Prof/ Med/ Condo) Office/ Industrial Commercial Land

Raw Land Other: _____

Land Size: Acres: _____ Square Feet: _____

Building Size: Total Building SF: _____ Rentable SF: _____ Unit Count: _____

Cost Analysis: Value Analysis:

Purchase Price/Payoff: \$ _____ Value (AS IS) \$ _____

Construction Soft Cost: \$ _____ Value (As Built) \$ _____

Construction Hard Cost: \$ _____ Tax Assessed Value: \$ _____

Total Cost (sum of cost above): \$ _____ Value of Land Only: \$ _____

Investment Strategy: (Answer all that apply, N/A on those that don't)

Exit Strategy: Sell for Profit – What is your projected Profit from the sale? \$ _____

Refinance and hold – Do you have a take-out letter for Permanent Loan? yes no

How long will the construction take? _____ Months (enter N/A if no construction is involved)

If selling for profit how will you Market the property? _____

What pre-sales/ and/or Pre-Leasing do you have in place now? _____

How will you service the debt (carrying cost) during the term the loan? _____

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Is any part of the property in a flood plain? yes no

Does the property have the correct zoning for you intended use? yes no Zoning Code: _____

Do you have all your permits in place now? yes no

Are all utilities provided to the site? yes no Please List Provider: Water: _____

Wastewater: _____ Electric _____ Gas: _____

Is the property on a septic system for wastewater? yes no

Will the property be owner-occupied? yes no

What is the current occupancy of the property? _____% Occupied

What is the "Breakeven" Occupancy for the property? _____% Occupied

Which tenants occupy the space now? _____

Which tenants will occupy the space? _____

Will the property have positive cash flow from rental income? yes no

What is the overall condition of the property? _____

What will you lease the property for on average? \$_____ / per SF per month per year

What will you sell the property for on average? \$_____ / per SF

Do you have comps to back up your sales and leasing prices? yes no

Do you have an operating statement for the investment property? yes no

I certify the all the above statements are true and correct to the best of my knowledge.

Borrower Signature

Date