

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

Please be sure to complete 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): _____

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

Property Specifics

Single Family Home Duplex Triplex Four-Plex Residential Lot

Lot Size: Acres: _____ Dimensions (ft) : _____ By _____

Building Size: Total Building SF: _____ Unit Mix: _____ Rooms _____ Baths

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)

Will the property be Owner Occupied? yes no

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

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

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

What is the overall condition of the property? _____

Borrower Initials: _____ Co-Borrower Initials: _____

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

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

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

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

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

“if yes” Have you had an inspection performed on the septic system yet? ___yes ___no

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

Borrower Signature

Date