

**Commercial Mortgage Yes**

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Commercial Mortgage Application  
Property Type: **RETAIL**

Borrower	_____
Application Date	_____
Originator	_____
Application Date	_____

**Loan Information**

Loan Name/Description \_\_\_\_\_

Recourse Preference  Recours  Non-Recours  Negotiable

Loan Purpose  Purchas  Refinance  Construction

If Purchase, Purch Pric \$ \_\_\_\_\_ Closing Date \_\_\_\_\_

If Refinance, Loan Bal: \$ \_\_\_\_\_ Interest Rate \_\_\_\_\_ % Type: Fixed \_\_\_\_\_ Variable \_\_\_\_\_

Cost of Recent Improv \$ \_\_\_\_\_ Improvements Documented? Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown \_\_\_\_\_

If Constr, Constr Cost+ \$ \_\_\_\_\_ Completion Date \_\_\_\_\_

**Borrower Information**

Borrower Name \_\_\_\_\_

Borrower Type  Individual  Corp  LL  Trust  Ltd or Gen Prtn  Other \_\_\_\_\_

Primary Contact \_\_\_\_\_ Contact Email \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone ( ) \_\_\_\_\_ Fax ( ) \_\_\_\_\_

Net Worth \$ \_\_\_\_\_ FICO Score \_\_\_\_\_ Bankruptcy: Y N ?

**Property Information**

Property Name \_\_\_\_\_ No. of Bldgs \_\_\_\_\_

Land Area \_\_\_\_\_ No. of Pad Sites \_\_\_\_\_

Last Appraised Value \$ \_\_\_\_\_ Last Sale Price \$ \_\_\_\_\_

Last Appraisal Date \_\_\_\_\_ Date of Last Sale \_\_\_\_\_

Property Attributes Owner-occupied \_\_\_\_\_ Hwy Access \_\_\_\_\_ Hwy Visibility \_\_\_\_\_ Corner-located \_\_\_\_\_ Avg. Daily Traffic: H M L

No of Loading Docks \_\_\_\_\_ Dock Height \_\_\_\_\_ At Grade \_\_\_\_\_ Both \_\_\_\_\_ Don't Know \_\_\_\_\_

Surrounding Land Use Similar Ret \_\_\_\_\_ Higher Scale Ret \_\_\_\_\_ Lower Scale Ret \_\_\_\_\_ Office \_\_\_\_\_ Ind \_\_\_\_\_ Res \_\_\_\_\_ Other \_\_\_\_\_

**Building Information**

Building Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Number of Stories \_\_\_\_\_ Year Built \_\_\_\_\_ Year Renovated \_\_\_\_\_ Overall Appearance: Avg \_\_\_\_\_ Above \_\_\_\_\_ Below \_\_\_\_\_

No of Covered Parking Spaces \_\_\_\_\_ Uncovered \_\_\_\_\_ Sprinklered \_\_\_\_\_ % HVAC \_\_\_\_\_ %

Est. Market Vacancy % \_\_\_\_\_ % Gross Building Area \_\_\_\_\_ SF Net Rental Area \_\_\_\_\_ SF

**Commercial Mortgage Yes Rent Roll**  
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Building Name \_\_\_\_\_ Rent Roll Date \_\_\_\_\_

No.	Tenant Name	Suite #	Tenant Type	Leased Area	Annual Rent	Lease Start	Lease Expire	Occupied Since	Options/Term	Borrower Affiliated Y/N	Percentage Lease Y/N	Reimbursements: Y / N				
												CAM/Util	Taxes	Insurance	Mgmt	
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**Commercial Mortgage Yes Income & Expenses**

Building Name \_\_\_\_\_

Item	2003	2004	2005	YTD No of Months	Trailing 12 Months	Adjustments	Final	Notes
Base Rent								
Expense Reimbursements								
Percentage Rent								
Parking Income								
Other Income								
Vacancy & Coll. Loss								
<b>Effective Gross Income</b>								
Real Estate Taxes								
Property Insurance								
Utilities								
Repairs and Maintenance								
Janitorial								
Management Fees								
Payroll and Benefits								
Advertising and Marketing								
Professional Fees								
General and Administrative								
Other Expenses								
Ground Rent								
<b>al Operating Expenses</b>								
<b>Net Operating Income</b>								
Leasing Commissions								
Tenant Improvements								
Cap Ex. (Repl. Reserves)								
Extraordinary Capital Exp.								
<b>Total Capital Items</b>								
<b>Net Cash Flow</b>								