



**Premier Small Business Solutions, LLC**

Commercial Mortgage Application  
Property Type: **INDUSTRIAL**

Borrower	_____
Application Date	_____
Originator	_____
Application Date	_____

**Loan Information**

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

Recourse Preference     Recourse     Non-Recourse     Negotiable

Loan Purpose     Purchase     Refinance     Construction

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

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

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

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

**Borrower Information**

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

Borrower Type     Individual     Corp     LLC     Trust     Ltd or Gen Prtnrsh     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 \_\_\_\_\_    Freight Elevators \_\_\_\_\_    Passenger Elevators \_\_\_\_\_

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

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

Property Attributes    Owner-occupied  Hwy Access within 3 miles?  Hwy Visibility \_\_\_\_\_ Truck Turnaround \_\_\_\_\_

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

Surrounding Land Use    Light Industrial \_\_\_\_\_ Heavy Industrial \_\_\_\_\_ Industrial Park \_\_\_\_\_ Office \_\_\_\_\_ Residential \_\_\_\_\_ 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 \_\_\_\_\_% Butler-type Building: Y N ?

High Clear Ceiling Height \_\_\_\_\_ Feet    Low Clear Ceiling Height (under beam) \_\_\_\_\_ Feet

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

# Rent Roll

Building Name \_\_\_\_\_ Rent Roll Date \_\_\_\_\_

No.	Tenant Name	Tenant Type	Leased Area	Annual Rent	Lease Start	Lease Expire	Occupied Since	Options/Term	Borrower Affiliated Y/N	Reimbursements:			
										CAM/Util	Taxes	Insurance	Mgmt
1								/					
2								/					
3								/					
4								/					
5								/					
6								/					
7								/					
8								/					
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21								/					
22								/					
23								/					
24								/					
25								/					

## Income & Expenses

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

Item	3rd Preceding Year	2nd Preceding Year	Preceding Year	YTD No. / 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								
Other Expenses								
Ground Rent								
<b>Total Operating</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>								