

Premier Small Business Solutions, *LLC*

Commercial Mortgage Application Property Type: **RETAIL**

Borrower	
Application Date	
Originator	
Application Date	

	Loan Ir	nformation
Loan Name/Description		
Recourse Preference	RecourseNon-Recourse	Negotiable
Loan Purpose	PurchaseRefinance	Construction
If Purchase, Purch Price	\$	Closing Date
lf Refinance, Loan Balance	\$	Nterest Rate% Type: Fixed Variable
Cost of Recent Improvements	s <u>\$</u>	_Improvements Documented? Yes No Unknown
If Constr, Constr Cost+Land	\$	Completion Date
	Borrowe	er Information
Borrower Name		
Borrower Type	IndividualLLCCorp	TrustLtd or Gen PrtnrshpOther
Primary Contact		Contact Email
Address	Cit <u>y</u>	State Zip
Phone	_()	Fax
Net Worth	\$	FICO Score Bankruptcy: Y N ?
	Propert	ty 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 Hw	y VisibilityCorner-locatedAvg. 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 Low	ver 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				

Rent Roll

Building	Name

Rent Roll Date _____

											Reimbursements: Y / N				
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	CAM/UitI	Taxes	Insurance	Mgmt.
1									/						
2									/						
3									/						
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30									/						

Income & Expenses

Building Name

ltem	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								
Effective Gross Income								
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								
Total Operating								
Net Operating Income								
Leasing Commissions								
Tenant Improvements								
Cap Ex. (Repl. Reserves)								
Extraordinary Capital Exp.								
Total Capital Items								
Net Cash Flow								