

Borrower	_____
Application Date	_____
Originator	_____

Commercial Mortgage Application  
Property Type: **SELF STORAGE**

**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 Prtnrshp      Other\_\_\_\_\_

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

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

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

Net Worth      \$ \_\_\_\_\_      FICO Score \_\_\_\_\_      Bankruptcy? Yes\_\_\_\_ No\_\_\_\_

**Property Information**

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

Land Area \_\_\_\_\_      Bldg Exterior: Metal Good\_\_\_\_ Metal Avg.\_\_\_\_ Wood\_\_\_\_ Other\_\_\_\_

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\_\_\_\_      Exterior Lighting: Adequate\_\_ Inadequate\_\_

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? Yes\_\_\_\_ No\_\_\_\_

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.	Unit Type: S/S Interior Entrance, S/S Exterior Entrance, Yard Storage, Refrigerated Storage, S/S Climate Controlled, S/S Other	No. of Occupied Units	No. of Vacant Units	Total Occupied Area (SF)	Total Vacant Area (SF)	Avg. Monthly Rent per Unit	Est. Market Rent per Unit	% of Month to Month	Utilities/Services Included in Rent						
									Heat	Elec	Water	Sewer	Gas	Oil	
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## Income & Expenses

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

Item	3rd Preceding Year	2nd Preceding Year	Preceding Year	YTD No of Months____	Trailing 12 Months	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>Total 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>						