

Borrower	_____
Application Date	_____
Originator	_____

Commercial Mortgage Application  
 Property Type: **RETAIL**

**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 Ptnrshp      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 \_\_\_\_\_      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:

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

# Rent Roll

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	Reimbursements:			
											CAM/Util	Taxes	Insur	Mgmt
1														
2														
3														
4														
5														
6														
7														
8														
9														
10														
11														
12														
13														
14														
15														
16														
17														
18														
19														
20														
21														
22														
23														
24														
25														

## 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>						