

Investor Summary Review

Project Name:

Applicant Name:		As is Value:	
Address:		As completed:	
Loan Amount Requested:		LTV:	
		Loan to AS IS Value:	%
		Loan to AS COMPLETED Value:	
Cash Borrower Has/Bringing to Deal:		Project Cost:	
Cash Currently in:\$		Total Project Cost:	
Available to inject: \$		Loan to Total Cost Value (LTC):	
Exit Strategy: (how will our loan be paid off)		Purpose for Loan:	
Executive Summary:			
Background/History of Project:			
Market Analysis: (specifically address forecasted absorption rates)			
Borrower's experience in this type of development:			
Legal Description:			
Current Zoning:			
Entitlement Status:			
Permits Completed:			
Permits Required:			
Cash Equity in Deal:			
Total Equity in Deal:			
Number of units Pre-sold:			
List Third Party Reports Completed:			
Development Schedule: (List major milestones in the development of the project)			

Loan Transaction Summary

Conventional Loan, Non-Traditional, or Hard Money Loan? Please Explain:

What were the prior funding issues encountered by borrower (if any)?

If so? With whom? (If not confidential)	
Term or Length of Loan Desired.	
Expected Interest Rate?	
Expected Lender Origination Points?	
Is Borrower requesting interest reserves?	
How many months?	
Does Borrower own property currently?	
Date of Initial Purchase:	
Purchase Price:	
Current Lien Against Property:	Lien Holder :
Is Borrower under contract to purchase?	
YES or NO	
Amount of Earnest Money/Deposit?	
Has the Earnest Money Gone Hard?	
What is the Contract Close Date?	
Can Close Date be Extended if Necessary?	
Date of Last Sale?	
Sales Price of Last Sale?	
Has an Appraisal been done?	
YES or NO	
Appraised Value:	
Date of Appraisal:	
MAI Appraisal?	
Specifically describe the collateral for the loan:	
Will the Borrower consider cross collateralizing additional assets if required? If so what other property?	
Will the Borrower consider a joint venture, or small equity partnership with lender if necessary?	
How many months will it take to complete the project?	
Number of Units	

Use of Funds (Specifically describe how the total funds loaned will be spent):
1.
2.
3.
4.
5.
6.
7.

8.
9.
Interest Reserve amount
Total Cash Out:

Notes: (regarding above)

Borrower Information			
Borrower 1		Borrower 2	
Name		Name	
Company Name		Company Name	
Occupation		Occupation	
Adjusted Gross Income 2005		Adjusted Gross Income 2004	
Adjusted Gross Income 2006		Adjusted Gross Income 2005	
Adjusted Gross Income 2007		Adjusted Gross Income 2006	
Total Assets		Total Assets	
Liquidity		Liquidity	
Real Estate Holdings		Real Estate Holdings	
Net Worth		Net Worth	
Credit Score		Credit Score	
Address		Address	
Phone		Phone	
Email		Email	
Borrower 3		Borrower 4	
Name		Name	
Company Name		Company Name	
Occupation		Occupation	
Adjusted Gross Income 2004		Adjusted Gross Income 2004	
Adjusted Gross Income 2005		Adjusted Gross Income 2005	
Adjusted Gross Income 2006		Adjusted Gross Income 2006	
Total Assets		Total Assets	
Liquidity		Liquidity	
Real Estate Holdings		Real Estate Holdings	
Net Worth		Net Worth	
Credit Score		Credit Score	
Address		Address	
Phone		Phone	
Email		Email	

- **Amount of additional Future “Cash”** (US Dollars) to be eventually invested by the Principals / Shareholders into the Project (Again coming from the Principals / Shareholders’ own money):
- When will that additional money expected to be invested?

Concerning the funding required

- What percentage (%) or what amount of this Funding required would you like to be in Equity Funding?
- What percentage (%) or what amount of this Funding would you like to be in Conventional Debt Financing?

- Please tell us more about any “Specific” request you may have for the Funding Required: Any Special Terms, Conditions, % of participation offered to Capital Investor for Equity Funding etc.

What is your “Time Frame” to obtain the funding required?

What documents are available to be sent to “CBC” for review?

What is the greatest weakness of the project described herein?

What is the greatest strength of the Project described herein?

Type in or identify the name of the Principal that has completed this application in the name of the Applicant:

Note:

The Person that has completed and presented this Application to “CBC” in the name of the Applicant, hereby confirm that any and all the information contained herein is true and correct.

Please check documents that are available for submission

- () Executive Summary
- () Business Plan
- () Cash Flow Analysis with investment rate of return (Ten years or more)
- () Project budget and Schedule of Use of Funds
- () Company profile, Articles of Incorporation, By-Laws and Organizational chart
- () Management team profile and individual resume of principal officers
- () Breakdown of the number of shares of Principal Officers
- () Three years income tax returns, financial statements of the company and each one of the principals
- () Geological and survey reports
- () Copy of all contractual agreements and concessions
- () Conceptual drawings, designs and plans of the project
- () Company brochures
- () Current appraisal report
- () Land survey, geological and other engineering reports
- () Architectural drawings, designs, plans and multi-media presentation of project
- () Property profile, plot maps, pictures and Google earth coordinates
- () Presale agreement signed with a reputable real estate marketing group
- () Approvals, permits, licenses and entitlements, certif.'s from all governing agencies and community groups

Completed By: _____

Date: _____