

| | |
|------------------|-------|
| 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 | | | | | | | | | | | | | | |
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| 9 | | | | | | | | | | | | | | |
| 10 | | | | | | | | | | | | | | |
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| 14 | | | | | | | | | | | | | | |
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| 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 | | | | | | |
| 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 Administrative | | | | | | |
| Other Expenses | | | | | | |
| Ground Rent | | | | | | |
| Total Operating Expenses | | | | | | |
| Net Operating Income | | | | | | |
| Leasing Commissions | | | | | | |
| Tenant Improvements | | | | | | |
| Cap Ex. (Repl. Reserves) | | | | | | |
| Extraordinary Capital Exp. | | | | | | |
| Total Capital Items | | | | | | |
| Net Cash Flow | | | | | | |