

Commercial Loan Submission Template

Please fill all the required details below using the template. This information is strictly confidential and will be used for the purposes of securing a commercial loan. Please be as accurate as possible.

Neighborhood

Describe the neighborhood in which the construction will take place.

Development

Describe the development of this construction referring to

- 1) The square foot area and the FAR (Floor Area Ratio)
- 2) The Zoning
- 3) How many stories or the type of building structure.
- 4) Is the construction commercial, residential or mixed use.
- 5) The total square footage of the development.

Summary of Financial Projections

Summarize the financial projections.

Cost-Benefit Analysis in USD	
Address	xxxxxxxxxxxx xxxxxx Development Proposal
Estimated Expenses	XXXXXsq. ft. lot Area; Maximum FAR (Floor Area Ratio) of x.x Land (including real estate fees) Development (Total XXXXXGross sq. feet.) See details on Construction Schedule Soft Expenses. See details on page 5 Construction loan interest expenses (X.75% APR); Duration of the project is approximately 20 months. See loan schedule on page 2 Construction Loan Closing costs 5% Total

Estimated Revenue

Commercial/Office Floor Area (18,000 gross sq. ft.)
Retail Floor Area (6,000 gross sq. ft.)
Residential Floor Area (20,000 gross sq. ft.)
Total (44,000 gross sq. ft.)

Estimated Profit

Total Revenue (Gross Sellout)
Total Development Expense
Total Profit

Initial Investment

Land (including real estate fees)
Stage I of Construction
Soft Expenses. See details on page 5
Initial Investment Total

Investment Return

Total Profit
Initial Investment
Investment Return
IRR

Estimated Expenses

Demolition
Architect & Engineers
Site Preparation
Insurance
DOB Filing Fees
Expediting Fees
Administrative Costs
Attorney - Condo Book
Tax Abatement
Reserve
Total

Construction

Items
Preparatory Work

General Conditions (Fence)
Installment of temporary water and electrical services

Ground Work

Excavation
Dewatering/underground work
Footings, Foundations and Concrete Stairs
Underground Plumbing & Drainage System
Walkways and Driveways
Preparatory and Ground Works Total

External Phase

Elevator
Structural Steel
Metal Frame
Rough Carpentry for all four floors
Balconies
Outside Doors and Windows
Masonry, Veneer, and Chimneys
Exterior Soffits and Trim
External Phase Total

Internal Phase

Walls Floors and Ceilings
Internal Works and Insulation
Plumbing, Sprinkler, Gas, Heating, & A/C
Electrical
Internal Phase Total

Final Phase

Drywall
Interior Doors
Molding
Stairs
Interior Railings
Exterior Railing
Hardwood Floors
Ceramic Tiles
Door Hardware
Kitchen Cabinets and Appliances
Paint and Finish
Roofing
Final Phase Total

Environmental Phase I & Phase II

Total

Total Sq. Feet

Price per Sq. Foot

Terms and Interest

Stage 1
Stage 2
Stage 3
Stage 4
Stage 5
Stage 6
Stage 7
Stage 8
Stage 9
Stage 10
Stage 11
Stage 12
Stage 13
Stage 14

Total Interest**Closing Costs 5%****Total**

Development Schedule

Land Closing
Architect, Permit, DOB approval, Environmental Sign-Off
Construction (after permit are issued)
Condo Books *
Tax Abatement *
Final Inspection
Temporary Certificate of Occupancy
Unit Closing

Total Project Duration

** Should be completed while the construction phase is taking place*

Soft Expenses

Demolition
Architect & Engineers
Site Preparation
Insurance
DOB Filing Fees
Expediting Fees
Administrative Costs
Attorney - Condo Book
Tax Abatement

Reserve

Total

Unit Summary

Address				
<u>Unit #</u>	<u>Unit Type</u>	<u>Unit Price</u>	<u>Price/ sq. ft.</u>	<u>Avg Price/ sq.ft. in this particular area</u>
-				

Rental Scenario Schedule

Projected Monthly Revenue

Commercial Section

Sub Cellar & Cellar -
Retail Space
Office Space

Residential Section

3rd Floor Residential 2 3-Bed Luxury Units @ \$XXXXXXper unit
4th Floor Residential 2 3-Bed Luxury Units @ \$XXXXXXper unit
5th Floor Residential 2 3-Bed Luxury Units @ \$XXXXXXper unit
6th Floor Residential 2 3-Bed Luxury Units @ \$XXXXXXper unit
7th Floor Residential 2 3-Bed Luxury Units @ \$XXXXXXper unit

Total Annual Revenue

Projected Rental Expenses

Commercial Section

Expenses shall be covered by the tenants - Triple Net Lease

Residential Section

Advertising
Cleaning & Maintenance
Commissions
Insurance
Legal & Professional Fees
Management Fees
Interest on Mortgage (Total Mortgage Amount \$XXXXXXXXXX)
Interest Other
Repairs

Supplies
Utilities
Wages/Casual Labor
Water/Sewer
Refuse Removal
Snow/Lawn Maintenance

Total Annual Expense

Total Annual Profit

Investment Return

Please add an artists sketch of the development if available as well as pictures of the raw land.