

**MAJOR PROPERTY LOAN WORKSHEET**

DATE \_\_\_\_\_

ASSOCIATE \_\_\_\_\_ Phone (\_\_\_\_) \_\_\_\_\_

BORROWER \_\_\_\_\_ Phone (\_\_\_\_) \_\_\_\_\_

AMOUNT REQUESTED \$ \_\_\_\_\_ Purpose \_\_\_\_\_

PURCHASE PRICE (if being purchased) \$ \_\_\_\_\_

DESCRIPTION \_\_\_\_\_

ADDRESS \_\_\_\_\_ County \_\_\_\_\_

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

Number of Buildings \_\_\_\_\_ Age of Buildings \_\_\_\_\_

Number of Floors \_\_\_\_\_ Land Area \_\_\_\_\_

Building Area (Gross) \_\_\_\_\_ Building Area (Net) \_\_\_\_\_

Type of Construction \_\_\_\_\_ Number of Parking \_\_\_\_\_

Leased Building Area \_\_\_\_\_ Vacant Building Area \_\_\_\_\_

% of Building With Expiring Leases (6 Months) \_\_\_\_\_ %

Market Rate of Rent Per Sq. Ft. \$ \_\_\_\_\_

Fair Market Value of Building & Land \$ \_\_\_\_\_

Gross Rents (Scheduled Per Year) \$ \_\_\_\_\_

Land Ownership: Fee Simple \_\_\_\_\_ Land Lease \_\_\_\_\_ Term \_\_\_\_\_

Utilities Paid By Tenant: Electricity \_\_\_\_\_ Gas \_\_\_\_\_ Water \_\_\_\_\_

Operating Expense Per Year: Insurance \$ \_\_\_\_\_ Taxes \$ \_\_\_\_\_

Utilities \$ \_\_\_\_\_ Management \$ \_\_\_\_\_

Maintenance \$ \_\_\_\_\_ Other \$ \_\_\_\_\_

TOTAL EXPENSES PER YEAR: \$ \_\_\_\_\_

NET INCOME PER YEAR (Gross Rents Less Expenses): \$ \_\_\_\_\_

EXISTING FINANCING:	<u>FIRST TRUST DEED</u>	<u>SECOND TRUST DEED</u>
Amount of Loan	\$ _____	\$ _____
Balance Owing	\$ _____	\$ _____
Lender	_____	_____
Loan Number	_____	_____
Interest	_____ %	_____ %
Amortized	_____ Years	_____ Years
Remaining Term	_____ Years	_____ Years
Monthly Payments	\$ _____	\$ _____