

FRIAS FINANCIAL CAPITAL

COMMERCIAL REAL ESTATE GROUP



Commercial / Construction / Hard Money / Churches / Global Financing

Executive Summary

(Insert Picture Of Property)

FRIAS FINANCIAL

NYC OFFICE 516.279.6130 / 516.279.6129
FLORIDA OFFICE 754.205.6029
DIRECT MOBILE: 516.413.1954
EMAIL: FRIASFINANCIAL@AOL.COM
WEB SITE; FRIASFINANCIAL.COM
236 MINEOLA BLVD, MINEOLA, NY 11501:

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EXECUTIVE SUMMARY

BORROWERS INFO

- Borrower:
- Borrower Email:
- Borrower Entity Name:
- Borrower Cell:
- Value of Real Estate Owned : Net Worth:
- Credit: FICO Score:

PROJECT INFO

- PROJECT
- Project Address:
- City: State:
- Refinance: Purchase: Construction:

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- Bank Loan : HARD MONEY :
- Loan Amount.
- Appraised Value. Date Of Appraisal.
- Outstanding Mortgage.
- Loan To Value. LTV%
- Rent Roll/ Income.
- Rate and Term :
- Use of Funds.
-
- Exit Strategy.

Project:		Appraised Value:	
Name:		As is	
Address:		As completed:	
Loan Amount Requested:		LTV:	
		Loan to AS IS Value:	%

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	Loan to AS COMPLETED Value:	%
Cash Borrower Has/Bringing to Deal:		Project Cost:
	Total Project Cost:	
	Loan to Total Cost Value (LTC):	
Exit Strategy: (how will our loan be paid off)		Purpose for Loan:
<u>How & When, will they pay off the loan back</u>	<u>The Loan -The Story of Loan-</u> <u>The Property Description</u> <u>Use of Funds</u> <u>Financials</u> <u>Borrower</u>	
Executive Summary:		
Background/History of Project:		
Market Analysis: (specifically address forecasted absorption rates)		

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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 or Hard Money Loan? Please Explain:	
What were the prior funding issues encountered by borrower (if any)?	
Where has this loan been submitted prior to Frias Financial:	
Term or Length of Loan Desired?	
Expected Interest Rate?	
Expected Lender Origination Points?	
Is Borrower requesting interest reserves?	

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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?	
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	

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Use of Funds (Specifically describe how the total funds loaned will be spent): Use of Proceeds

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Borrower Information			
Borrower 1		Borrower 2	
Name		Name	
Company Name		Company Name	
Occupation		Occupation	
Adjusted Gross Income 2012		Adjusted Gross Income 2012	
Adjusted Gross Income 2013		Adjusted Gross Income 2013	
Adjusted Gross Income 2014		Adjusted Gross Income 2014	
Total Assets		Total Assets	
Liquidity		Liquidity	
Real Estate Holdings		Real Estate Holdings	
Other Assets		Other Assets	

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Total Assets		Total Assets	
Total liability		Total liability	
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 2012		Adjusted Gross Income 2012	
Adjusted Gross Income 2013		Adjusted Gross Income 2013	
Adjusted Gross Income 2014		Adjusted Gross Income 2014	
Total Assets		Total Assets	
Liquidity		Liquidity	
Real Estate Holdings		Real Estate Holdings	
Other Assets		Other Assets	
Total Assets		Total Assets	
Total liability		Total liability	
Net Worth		Net Worth	
Credit Score		Credit Score	

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