

**Commercial Mortgage Yes**

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Commercial Mortgage Application  
Property Type: **SELF STORAGE**

Borrower	_____
Application Date	_____
Originator	_____
Application Date	_____

**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 Improve \$ \_\_\_\_\_ Improvements Documented?    Yes\_\_\_ No\_\_\_ Unknown\_\_\_

If Constr, Constr Cost+Lan \$ \_\_\_\_\_ Completion Date \_\_\_\_\_

**Borrower Information**

Borrower Name \_\_\_\_\_

Borrower Type             Individual     Corp     LLC     Trust     Ltd or Gen Prtnshp     Other\_\_\_\_\_

Primary Contact \_\_\_\_\_ Contact Email \_\_\_\_\_

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

Phone                      ( ) \_\_\_\_\_ Fax ( ) \_\_\_\_\_

Net Worth                 \$ \_\_\_\_\_ FICO Score \_\_\_\_\_ Bankruptcy: Y N ?

**Property Information**

Property Name \_\_\_\_\_ No. of Bldgs \_\_\_\_\_

Land Area \_\_\_\_\_ Bldg Exterior: Metal Good\_\_\_ Metal Avg.\_\_\_ Wood\_\_\_ Other\_\_\_

Last Appraised Value \$ \_\_\_\_\_ Last Sale Price \$ \_\_\_\_\_

Last Appraisal Date \_\_\_\_\_ Date of Last Sale \_\_\_\_\_

Property Attributes    Owner-occupied\_\_\_ Hwy Access within 3 miles?\_\_\_ Hwy Visibility\_\_\_ Truck Turnaround\_\_\_\_\_

No of Loading Docks\_\_\_ Dock Height\_\_\_ At Grade\_\_\_ Both\_\_\_ Don't Know\_\_\_ Exterior Lighting: Adequate\_\_\_ Inadequate\_\_\_

Surrounding Land Use    Light Industrial\_\_\_ Heavy Industrial\_\_\_ Industrial Park\_\_\_ Office\_\_\_ Residential\_\_\_ 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\_\_\_% Butler-type Building: Y N ?

High Clear Ceiling Height \_\_\_\_\_Feet    Low Clear Ceiling Height (under beam)\_\_\_\_\_Feet

Est. Market Vacancy % \_\_\_\_\_%    Gross Building Area \_\_\_\_\_SF    Net Rental Area \_\_\_\_\_SF



## Commercial Mortgage Yes Income & Expenses

Building Name \_\_\_\_\_

Item	2003	2004	2005	YTD No of Months	Trailing 12 Months	Adjustments	Final	Notes
Base Rent								
Expense Reimbursements								
Percentage Rent								
Parking Income								
Other Income								
Vacancy & Coll. Loss								
<b>Effective Gross Income</b>								
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								
<b>Total Operating Expenses</b>								
<b>Net Operating Income</b>								
Leasing Commissions								
Tenant Improvements								
Cap Ex. (Repl. Reserves)								
Extraordinary Capital Exp.								
<b>Total Capital Items</b>								
<b>Net Cash Flow</b>								