

Commercial Property Loan Summary

Broker Name	Telephone	Fax
Client name	Telephone	Fax

Loan Description			
Name of Borrower			
Loan Amount:	Loan period	Property Value	LTV%

Property Description					
Industrial	<input type="checkbox"/>	Please describe			
Hotel/Motel	<input type="checkbox"/>	Number of occupation units:			
Shopping centre	<input type="checkbox"/>	Sq Ft	Rented out ?	Owner Occupied ?	Mixed use
Flats or Apartments	<input type="checkbox"/>	Sq Ft	Rented out ?	Owner Occupied ?	Mixed use
Office block	<input type="checkbox"/>	Sq Ft	Rented out ?	Owner Occupied ?	Mixed use
Mixed use	<input type="checkbox"/>	Please describe			
Land	<input type="checkbox"/>	Please describe			

Key ratios - use <u>annual</u> figures	
If the property is to be owner occupied , from most recent year-end prepared business financial report: Net Income After Tax	£
Add: Non-cash expenses (Business depreciation and write downs)	£
If property already owned by business, add in past mortgage loan interest:	£
If business is purchasing property to replace space it had been renting, add past rentals	£
Total cash flow available:	£
Subtract Current Portion of Long Term Debt or Capital Leases	£
Amount available for this new payment	£
Subtract amount of 12 monthly payments from the new loan	£
Remainder: Amount remaining is the surplus cash flow.	£
Divide the Annual Payment amount by the Amount Available (debt coverage):	%
If this is to be a rental property: Use the most recent year-end prepared financial statements for the subject property. Factor in any rent increases since the statement date. This gives the gross annual rental revenues	£
Calculate 93% of gross annual revenues to account for vacancies	£
Subtract annual property tax	£
Subtract annual public liability insurance premiums and building insurance premiums	£
Subtract annual property maintenance and improvement expenses	£
Subtract annual management fees	£
Subtract annual reserves for maintenance, replacement or improvements	£
Subtract annual allowable expenses of any other type	£
Result is the net cash available for making the new payment	£
Total of a year's worth of mortgage payments	£
Net cash minus annual mortgage payment: Amount remaining is the surplus cash flow.	£
Divide the Annual Payment amount by the Amount Available (debt coverage):	%
Equity Only Loan (Bricks & Mortar loan, where the approval is based only on property value, not on cash flow)	
Is the amount of the loan 70% or less of the appraised resale value of the property?	
Is the property open land or improved? (Most open land is not lendable.)	
Are improvements easily resalable ? (Easily resalable property is the most lendable)	