



3SG MARKETPLACE CRE APPLICATION

Project Name: All projects must have a title.		Project Address: Address of the property or that this project relates to.	
Project Description: Please provide an narrative outline description of this Project		<input type="checkbox"/> Refinance <input type="checkbox"/> Cash-out <input type="checkbox"/> Acquisition <input type="checkbox"/> Construction <input type="checkbox"/> 2 nd <input type="checkbox"/> Mezzanine <input type="checkbox"/> Bridge <input type="checkbox"/> Debt & Equity <input type="checkbox"/> Equity Only <input type="checkbox"/> JV <input type="checkbox"/> Max. Equity or JV %: <input type="checkbox"/> Closing costs rolled into loan? <input type="checkbox"/> Other/ Specify:	
*Gross Loan Request:	Minimum net loan required:	AS IS Property Value:	Seller subordinated loan/carry back:
1 Date purchased: actual date that project was purchased if not yet enter N/A	2 Purchase Price:	3 Cost of improvements: actual cost of funds used for improvements	Terms Requested: List Duration, interest rate, points willing to pay 36 months, interest only with rate of 12% to 15% and 5 to 7 lender points plus 2 to 3 points for broker
Existing First Mortgage: current first mortgage.	Due Date:	Existing 2d Mortgage: none	Current delinquent taxes on property /detail: none
Purchase price: actual purchase price of property or contract.	Down Payment: down payment placed on contract to purchase.	Borrowing Entity: Person, company, or Corp requesting Funds.	<input type="checkbox"/> Individual <input type="checkbox"/> Partnership <input type="checkbox"/> Corporate <input type="checkbox"/> LLC <input type="checkbox"/> Other/specify.
Address: Physical address of the borrowing entity (city-state zip). If need more room put at bottom.			Value after entitled/approved:
Assets: of borrowing entity.	Liabilities:	*Total Project completion value: completed value of project after the final stage of development.	*As is value: current value of project w/no improvements.
LTV as is:	LTV Completed Value:	*Cost of development: Funds needed to complete or develop project.	Loan to cost: loan request divided by cost to develop project
Amount Borrower has invested in Project:		Amount Borrower is bringing to the Project:	
Personal Guarantor Name:	Personal Guarantor Phone:	Personal Guarantor Address, City, State, Zip:	
Guarantor Assets:	Guarantor Liabilities:	Guarantor Net Worth:	Gross Income:
<i>*The following information pertains to a commercial property that is currently generating income</i>			
Annual Gross income: 0.00	Annual Expenses:	Net operating income:	
USE OF PROCEEDS (refers to how the funds are going to be used. Please be specific to some degree to give our lenders an idea of how the funds will be spent.			
1. Stock Purchase (buy out partners)			\$
2. Land Loan Pay Off			\$
3. Soft Costs			\$
4. Hard Costs			\$

Questions? Call us at 716.608.8877

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5. Interest Reserves (Rate @ 15% for 36 months)		\$
6. Lender & Broker Costs (7% Lender & 3% Broker)		\$
7. Capital Cost to Secure Construction Loan (take out) & contingencies		\$
TOTAL:		\$
Signature:		DATE:
Loan Payoff/Exit Strategy:		
Are the borrowers prepared and willing to pay the typical reasonable commercial loan fees that may include application fees, commitment fees, legal document preparation, underwriting, and due diligence?		
How long has this loan package been on the market and shopped?		
How much is it being shopped now?		
If this package has been turned down previously, what are the reasons? Explain		
Will the principals pledge full recourse to the loan?	Is a Pre-payment penalty ok? How long?	
Is there a time frame or rush?	Is there cross-collateral available, and in what amount and the source?	
Describe the Company Credit situation:	Describe the Principals Credit situation:	
Describe the Principals similar business experience:	Property Information: Improvements, area, age, condition, number of buildings and/or units, etc.	
Please check all items attached: <input type="checkbox"/> Current financial statements on principals and on the Company <input type="checkbox"/> Complete Bios or resumes on principals <input type="checkbox"/> Credit reports on principals <input type="checkbox"/> Copies of all signed contracts <input type="checkbox"/> Title report and escrow instructions <input type="checkbox"/> If Income producing, most recent P&L <input type="checkbox"/> If Income producing, rent rolls with unit ID <input type="checkbox"/> Executive summary for the project including property description, plans, use of funds with phases, etc. <input type="checkbox"/> Copies of borrower identification, 2 sources <input type="checkbox"/> Copies of Company organization documentation <input type="checkbox"/> Resale contracts for or statement presales of completed units or product	Additional items attached: <input type="checkbox"/> Location maps of property including the area, the site, and plat maps <input type="checkbox"/> At least 5 different color photos of subject property <input type="checkbox"/> An appraisal showing "as is" and "as completed" values <input type="checkbox"/> Comparable valuations from realtor or best alternative <input type="checkbox"/> 5 year pro-forma <input type="checkbox"/> 3 years financials on principals and on the Company <input type="checkbox"/> Budget spreadsheet <input type="checkbox"/> Projected improved values at completion of each phase or 1 thru 5 years <input type="checkbox"/> Environmental reports <input type="checkbox"/> Recent bank statements <input type="checkbox"/> Feasibility report or similar studies <input type="checkbox"/> Copies of current note(s), statements, and deeds of trust	
Broker Company:	Loan Officer and Phone Number:	
Signature:		Date:

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Use of Funds:

The Collateral:

When was Land Purchased and how much:

What improvements are made on property and how much spent up to date:

Appraised Value of land at the present time:

Cash Contributed By Borrower:

Strengths of the Transaction:

Draw-Backs of the Transaction:

Pre-Sales:

Time Frame for Final Entitlements:

Vertical Construction:

Application of Municipality or Tax Credits:

Time is of the essence:

Due Diligence Process:

COMMENTS:

Please note these are just initial requirements for a preliminary review of your project. A complete list of due diligence items will be given to you upon notification of our interest in pursuing your financing request.

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