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Commercial / Construction / Hard Money / REO / Global Financing

Executive Summary

Project:		Appraised Value:	
Name:		As is	
Address:		As completed:	
Loan Amount Requested:		LTV:	
		Loan to AS IS Value:	%
		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:	
Executive Summary:			
Background/History of Project:			
Market Analysis: (specifically address forecasted absorption rates)			
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 IP-ERP, Inc.:	
Term or Length of Loan Desired?	
Expected Interest Rate?	
Expected Lender Origination Points?	
Is Borrower requesting interest reserves?	
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	
Use of Funds (Specifically describe how the total funds loaned will be spent):	

Borrower Information		
Borrower 1		Borrower 2
Name		Name
Company Name		Company Name
Occupation		Occupation
Adjusted Gross Income		Adjusted Gross Income
Adjusted Gross Income		Adjusted Gross Income
Adjusted Gross Income		Adjusted Gross Income
Total Assets		Total Assets
Liquidity		Liquidity
Real Estate Holdings		Real Estate Holdings
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		Adjusted Gross Income
Adjusted Gross Income		Adjusted Gross Income
Adjusted Gross Income		Adjusted Gross Income
Total Assets		Total Assets
Liquidity		Liquidity
Real Estate Holdings		Real Estate Holdings
Net Worth		Net Worth
Credit Score		Credit Score
Address		Address
Phone		Phone
Email		Email

Documentation Requested		
Project Documentation Requirements		Borrower's Documentation Requirements
<input checked="" type="checkbox"/> Project Pro Forma (Development, Construction, Sellout)		Personal Financial Statement
<input checked="" type="checkbox"/> Cash Flow Pro Forma	<input checked="" type="checkbox"/>	Tax Returns (Business & Personal-All Schedules)
Construction Budget		Borrower's Tri Merge Credit Report
<input checked="" type="checkbox"/> Development Schedule	<input checked="" type="checkbox"/>	Borrower's Bio and their Company's Background
<input checked="" type="checkbox"/> Use of Proceeds Schedule	<input checked="" type="checkbox"/>	Articles of Incorporation/Organization (Borrowers' documentation applies to all guarantors on the loan)
<input checked="" type="checkbox"/> Bio of Development Team		
Purchase Contract – if applicable		
<input checked="" type="checkbox"/> Plat Map		
Entitlement Status Documentation		
<input checked="" type="checkbox"/> Comparables for Lots/Tracts of Land		
Comparables for Homes/Commercial within 1 mile radius		
<input checked="" type="checkbox"/> Appraisal – if completed		
Preliminary Title Report		
8 Interior/Exterior Color Photos (please insert below)		
<input checked="" type="checkbox"/> Detailed Exit Strategy		

Insert Photos Here

Photo 1

Photo 2

Photo 3

Photo 4

Photo 5

Photo 6

Photo 7

Photo 8

