



**VELOCITY
FINANCIAL
SOLUTIONS**

SUBSIDIARY OF VELOCITY COMMERCIAL INVESTMENTS, INC

EXECUTIVE SUMMARY

12011 Lee Jackson Memorial Hwy | Suite 510
Fairfax, Virginia 22033
Tel: 703-352-8500 | Fax: 703-553-0555
Email: info@vcinvestmentsinc.com
www.vcinvestmentsinc.com

Amount Requested: _____

Borrower(Entity/Individual): _____

Address: _____

City, State, Zip: _____

Principal(s): _____

Name: _____

Address: _____

Phone: _____

Email: _____



Subject Property: _____

Description: _____

If the Subject property is already owned:

When Purchased: _____

Purchase Price: _____

Arms Length? (Y/N) _____

Terms: _____

What Has Changed (improvements, approvals, zoning):

Existing Debt: _____

Owed To: _____

When Due: _____

If the Collateral is being Purchased:

Purchase Price: _____

Terms: _____

Arms Length? (Y/N) _____

When Contract Entered Into: _____

Any Change Since Contract Signed (approvals, zoning):

Borrower Cash: _____

Other Financing: _____



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Approvals: _____

Any appraisals in the last 2 years? If so, by whom?

Current Value: _____

6 Month Sale Value: _____

As Completed Value: _____

6 Month Sale Value: _____

Development/Improvement Plan:

Re-payment Plan:

Ability to Service Debt:

Use of Proceeds:



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If Income Producing:

Actual

Proforma

Occupancy:

Gross Income:

Expenses:

Net Operating Income:

Square Footage:

Average Rent/Square Feet:

Percentage of Tenants Expiring within 2 Years:

Releasing Plan:

If Loan Proceeds Are Being Used For Improvements:

Planned Improvements:

Cost to Complete:

Time to Complete: