

EQUIVENTURE CAPITAL, LLC

Client Executive Summary

Please complete this form with as much detail as possible, while keeping information concise and to the point. Supporting information can follow after review of summary. (Please provide pictures.)

1. Borrower(s) Information: *(If there is more than one Borrower, please attach a separate sheet with this information for each additional borrower.)*

Check One: Individual Corporation LLC Partnership Other: _____

Name of Business: _____

Borrower Name(s): _____ Title: _____

Address: _____ City: _____

State: _____ Zip: _____

Office Phone: _____ Fax: _____

Cell: _____ Other: _____

Email: _____ Web Page: _____

Personal Credit Scores: _____ Liquidity/Cash: _____

Net Worth (Excluding This Average Monthly Income

Project): _____ (Last 3 Years): _____

Borrower's Prior Experience with This Type of Project: _____

2. Critical Dates:

Are there any critical dates which must be met for this project, e.g. 1031 exchange, contract expiration dates, bank note due dates? If yes, please explain and provide dates:

3. Loan Information:

Loan Type: _____ LTV: _____

Property Type: _____ LTC: _____

Loan Amount: _____ Appraised Value: _____

Rate: _____ Total Project Costs: _____

Term/Amortization: _____ Cap Rate Used: _____

Monthly Payment: _____ Orig. Points to Broker: _____

DSCR: _____ Fees (e.g. Appraisal, EPA, Site Visit,

NOI: _____ Title Work, Etc.) \$ _____

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4. Source and Use of Funds *(We are looking for dollar amounts not descriptions):*

Sources

Prepaid Costs: _____

(Cash Deposits Down Payment): _____

Deferred Costs: _____

Subordinated Costs: _____

Finance Costs: _____

Loan Amount: _____

Total Funding Sources: _____

Uses

Purchase/Acquisition/Refinance: _____

Development/Reposition: _____

Construction/Rehabilitation: _____

Finance Costs: _____

Cash Out For This Property: _____

Cash Out Other: _____

Total Funding Uses: _____

5. Exit Strategy *(If not a self-amortizing loan, how will the balloon be paid at the end of the term):*

6. Property Information:

Type of Real Estate and Description: _____

Number of Units: _____

Acreage: _____

Gross Square Footage: _____

Net Rentable Area: _____

Age of Structure: _____

Condition/Project Status: _____

Location: Street: _____

City: _____

County: _____

State: _____

Borrower's Date of Purchase: _____

Purchase Price: _____

Borrower's Cash Investment in

Borrower's Current Equity

This Property to Date: _____

in This Property: _____

Borrower's Source of Equity: _____

Borrower's Current Debt against

Liens Or Back Taxes Owed

This Property: _____

On This Property: _____

7. Purchase Only or Development Transactions:

Sales Price (Real Estate Only)

Earnest Money

or Projected Cost: _____

Deposit \$ _____

Misc. Prepaid Expenses _____

Borrower's Cash Down Payment: \$ _____

Seller-Held Second Lien Or Secondary Financing, If Applicable: \$ _____

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8. Additional Collateral:

A. Property Type and Description

City: _____

County: _____ State: _____

Current Value: \$ _____

First Lien Balance: \$ _____

Second Lien Balance: \$ _____

B. Property Type and Description

City: _____

County: _____ State: _____

Current Value: \$ _____

First Lien Balance: \$ _____

Second Lien Balance: \$ _____

9. Prior Turn Down *(If applicable, please explain why financing could not be obtained.)*

10. Joint Venture Option:

If applicable, would you consider giving up a percentage of equity in this project to a joint venture, if is necessary to gain approval?

YES If yes, percent willing to relinquish _____ %

NO

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12. Historical Income For Subject Property:

(Please compute income and expenses. Deduct any debt service and depreciation from expenses. Include any reserves for vacancy or management fees.)

INCOME (ANNUAL)	2003	2004	2005	YTD THRU ____
Gross Potential Income:				
Less 10% Reserve For				
Vacancy and Collection Loss:				
Effective Gross Income:				
Expenses (Annual):				
Real Estate Taxes:				
Insurance:				
Management:				
Reserves for Replacement:				
Utilities:				
Other Operating Expenses:				
Total Expenses:				
Net Operating Income:				
Avg. Yearly Occupancy:				

13. Valuations of This Property: (Mai)

"As Is" Value: _____ Bulk Sale _____
 Market (Retail) _____ Current Occupancy Percentage: _____
 Owner Occupancy Percentage: _____

14. Availability of Third Party Documentation: (Please check each available document)

- Appraisal Mai? Date Completed: _____
 Title Opinion Title Commitment
 Title Policy Date Completed: _____

Environmental Reports:

- EPA Phase I, Date: _____
 EPA Phase II, Date: _____
 EPA Phase III, Date: _____

Other Third Party Reports: Geo Tech Soils Feasibility

Financial Statements And Taxes (Previous three years prepared by third party and YTD internal) Check all that are available:

- Subject Property Principals Corporation, LLC or Partnership

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15. Anticipated Budget On Subject Property: *(If new venture, current availability of pro-forma statements.)*

Check One: Yes No If no, date pro-forma will be available: _____

PROJECTED INCOME STATEMENT:	2006	2007	2008
Income (Annual)			
Gross Potential Income:			
Less 10% Reserve For			
Vacancy and Collection Loss:			
Effective Gross Income:			
Expenses (Annual):			
Real Estate Taxes:			
Insurance:			
Management:			
Reserves for Replacement:			
Utilities:			
Other Operating Expenses:			
Total Expenses:			
Net Operating Income:			
Avg. Yearly Occupancy:			

16. Additional Comments or Special Circumstances: