CONSTRUCTION SUBMISSION CHECK LIST

For faster processing, please include the following items in your package:

Deal Summary:

Include type of loan requested, loan amount, pricing, summary of operations, borrower name, principal and guarantor names, borrower credit history, purpose of financing, narrative history of property, location of property, physical description of property, collateral for loan, timing requirements, current debt on property/purchase price, cost of proposed rehabilitation or construction, sources and uses of funds.

Borrower Information:

Complete description of borrowing entity including general partners, members and principals; current financial statements including description of real estate holdings, resume.

Property Information:

Complete physical description including; location with map, address, age, type of property, construction type, amenities, number of stories, unit breakdown, square footage (net and gross), number of units, number of parking spaces, date remodeled/list of capital expenditures, site plan, exterior/aerial photographs.

Operations:

Three years historic operating statements (if available), current rent roll including: tenant name, SF leased, Rent per SF, percentage rent clause and amount paid, pass throughs paid, first occupancy date, lease expiration date, and any renewal options. Include anchor/major tenant leases, detailed borrower pro-forma with description of changes from historic operations, current vacancy, historic vacancy, tenant improvements and leasing commissions paid or projected to be paid. Description of property management and relation to borrower.

Exit Strategy:

Proposed debt repayment, refinance via what sources and detailed explanation. Value upon completion. Market cap rate analysis. Monthly leasing and construction schedule.

Existing Financing:

Outstanding balance, description of any modifications made, lender, rate, monthly payment amount and maturity date.

Third Party Reports:

Include existing appraisal, environmental and engineering reports.

Market Information:

Current occupancy for sub-market and market, list of comparable properties, pictures, comparative details and map.

Underwriting Analysis: Even for sale housing to be sold as condominiums, cooperatives, etc. are all underwitten such that as a fallback strategy the loan must be supported by reasonable market rental.

Gross Rents less vacancy allowance(5%typically) Less all operating expenses including a management fee(5%typically), less reserves for replacements (typically\$250/unit/year) Operating expenses must be consistent with Lender's estimates.

Net income is divided by lender's minimum debt service coverage ratio DSCR to determine maximum debt service available to service mortgage. Net is also divided by capitalization rate

=Value.

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NEW CONSTRUCTION FROM GROUND UP OR REHABILITATION OF VACANT BUILDINGS APPLICANT DESCRIPTION

All applicants shall complete page developer or a member of the developer or a page 4 of that form	s 1 - 3 of this form. Applica lopment team shall also comp	nts that include a not- plete pages 4-6 and pr	for-profit enti ovide the add	ty as a principal of the itional documentation
Name of Applicant:				
Address:		·····		
Name of Contact Person for applicant entity:				***************************************
Address:		the land of the la		
. gagaaayaagaayadahkaaka			; ;	
Telephone No:		FAX No:		
SITE APPLIED FOR:				
COMPOSITION OF APPLICANT 1. State type of organization, e.g. prolimited liability of limited liability of liabi	artnership, corporation, company, joint venture: on about all principals of the vning 10% or more, for partnerships and the control of the c	erships, provide the n tity that comprises the using the categories s Percent	ames of all go joint venture specified belo	eneral partners. For e. Also, state the role ow. Make copies as et to be owned
PRINCIPALS: Name/Position/Title	Home Address	Role*	% Interest in entity	Social Security No.
No. of the second secon				
				mangandar Ben aphili veringani upanah kecampanah niang gengal uberdigan
		·	1	

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NAME OF ENTITY # 2:

PRINCIPALS:	77		, ,	% Interest	Social
ame/Position/Title	Home Addres	is	Role*	in entity	Security No.
			<u> </u>		<u> </u>
				,	

Role Categories: GP = G					
A = A	rchitect; L = Legal Ser	vices; MA = Managing	g Agent; O =	Other (specif	y)
Development Team: Proceam, to the extent that these	vide the names, address	es, telephone and FAX	numbers of	members of th	e developmen
eam, to the extent that these	c nave been decided, n	dimiowi, onto 1471 .			
Architect:		Engineer:			
e .					
General Contractor:		Managing Agent:		-	
		,			
Legal Counsel:		Consultant:			
<u>ægai Counsci.</u>		<u> </u>			
				*	
				1	
 Is there an identity of it and/or the managing ag 		iscant, the general contr	actor,	Ye	s[]No[]
f yes, identify the principal	s who are part of each o	rganization:	***************************************		
				· · · · · · · · · · · · · · · · · · ·	
			`		
5. Has any principal identifi	ed above, or any organi	zation in which the pri	cipal is or w	ras a general p	artner, corpora
officer, or owned more than	10% of the shares of th	e corporation, been the	subject of a	ny of the follo	wing:
(1) Arson conviction	or nendino case?			Yes] No []
				L	arie ki ji
(2) Harassment comp	laint filed by any agend	cy?		N/a= F	l Mar 1
				res] No []
(3) Had an ownership	or management interes	t in a property that was	taken <u>in rem</u>	L	

(4)	City mortgage foreclosure or currently more than 90 days in arrears on any City loan?	Yes []	No [1
(5)	Default on any contract obligation or agreement of any kind or nature entered into with the City or one of its agencies?	Yes [J	No []
(6)	In the past 5 years, failed to qualify as a responsible bidder, or refused to enter into a contract after an award has been made, privately or with any government agency?	Yes [· ·	No []
(7)	In the last 7 years, filed a bankruptcy petition or been the subject of involuntary bankruptcy proceedings?	Yes [] :	No []
(8)	In the last 5 years, failed to file any required tax returns, or failed to pay any applicable Federal, State , or City taxes or other charges?	Yes []]	No []
(9)	Been convicted of fraud, bribery, or grand larceny?	Yes []]	No [1

If the answer to any question is yes, provide the following information about each instance: name of principal(s); name(s) of organization(s) or corporation(s); principal's status in the organization or corporation (e.g. officer); the date of the action, and current status and disposition.

ATTACH THE FOLLOWING DOCUMENTS FOR ALL ENTITIES LISTED IN QUESTION 2:

(A) Operating Budget for the current year.

(B) Audited Financial Statement for the most recent year

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FORM 2 Page 1 of 4

FINANCIAL PROPOSAL

NEW CONSTRUCTION OR REHABILITATION OF VACANT BUILDING(S)

	Name of Applicant:	Date:	
	Site:	The same and the s	?
1.	DEVELOPMENT COSTS		? ? Offer Already Signed Price Dwned Contract Proposed
A. B.	ACQUISITION COST (check one box) If already owned, date of purchase: HARD COSTS	\$	\$Today's Market Value
	 Contractor's Price (includes brick & mortar, overhead, profit, security, letter of credit, fees, permits and general conditions). The Contractor's Price must match the total on the Trade Payment Breakdown, Form 3. 	\$	
	Hard Cost Contingency (% of Contractor's Price)	\$	
	3. TOTAL HARD COSTS	\$	
C.	SOFT COSTS 1. Lender's Commitment Fee Construction Loan Permanent Loan 1a. Lichtenstein Capital-Construction Loan -Permanent Loan -Permanent Loan	\$	
	2. Borrower's Architect's Fee	\$ \$	
	3. Borrower's Legal Fee	\$ \$	
	Lender's Legal Fee Construction Loan	\$	
	Permanent Loan	\$	
	5. Construction Lender's Engineering Fee	\$	
	6. Appraisal Fee	\$	
	7. Marketing	\$	
	Construction Interest (Use formula as per instructions of private lender)	\$	
	9. Real Estate Taxes During Construction	\$	
	10. Water and Sewer Charges	\$	
	11. Title insurance		
	12. Fire and Extended Liability Insurance	\$	
	13. Mortgage Recording Tax	\$	
	14. Hazardous Waste Report	\$	
Н	15. Survey TENSTEIN CA	·	tinued on next page MARKETS

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Page 2 of 4

	Name of Applicant:		Date:
	Site:		
16. Tax Exen	nption Fee	\$	
17. Mortgage	Insurance Fee	\$	
18. Develope	r's Fee (Include Profit)	\$	
19. Other (spe	ecify): completion bond	insurance fee §	
		\$	
		\$	
20. TOTAL :	SOFT COSTS (C1 through C	**************************************	\$
	ELOPMENT COST (A + B3 -	•	\$
A1. Residential In	PENSE SCHEDULE PROF	must be	his is a condo or to be sold project underwriting done on a "rental fallback strategy" this section is required to be completed
# Units	<u>Monthly</u>	Annual	
	x 12 =		
I BR	x 12 =	+	- 11
2 BR	x 12 =	+	
3 BR	x 12 =	+	
4 BR	x 12 =	+	MACATION .
Other	x 12 =	+	
Super*	x 12 =	+	=Total \$
	· Le	ess Vacancy Allowand	· · · · · · · · · · · · · · · · · · ·
•	Retail or Office:(specify w Leasable Square Footage X - Less Commercial V (upon completion)	vnich)SqFt curren X\$/S.F./Annua Vacancy Allowance o	lly = \$
Item			o operate as a rental building even if not the plan) bense Amount
1. Real Estate (specify tax pe	Taxes eriod & abatement program, if a remaining term of	applicable \$	Д Д Д Д Д Д Д Д Д Д Д Д Д Д Д Д Д Д Д
2. Water/Sewer	r Charges	program. \$	 LICHTENSTEIN CAPITAL MARKETS
3. Insurance Proper	ty Premium	\$	Direct Lender, Global Commercial Real Estate, Corporate Finance and Mortgage Investment Bankers
_	y Premium	\$	5770 Palisade Avenue Riverdale NY
4. Staff Salarie	s	\$	Email:DoctorMortgageTM@aol.com ¹⁰⁴⁷¹
5. Elevator		\$	Telephone: (800) 242-9888, (212) 255-4888, (718) 549-5999 or Fax: (212) 255-5277

FORM 2 Page 3 of 4 Name of Applicant: Date: Site: 6. Cleaning Supplies Exterminating 7. Heating Gas or Oil 8. Gas and Electric Elevator Walk-up 9. Cooking Gas 10. Management Fees 11. Painting 12. Repairs and Replacements 13. Professional Fees Legal Accounting 14. Building Reserves 15. Mortgage Insurance 16. Other (specify): IIBTOTAL EXPENSES: \$ * If the superintendent does not reside in the building, he/she must reside within one block or 200 feet, whichever is greater, of the building. If the superintendent does not reside in the building, or within one block or 200 feet, include a letter with this Form explaining where he/she will reside and how the janitorial services will be provided in a manner consistent with the Housing Maintenance Code. Income/Expenses 1. Net Total Income (II A) 2. Less Total Expenses (IIB) 3. Net Operating Income

5. Mortgage Requested From Lender Now:

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FORM 2 Page 4 of 4 Name of Applicant: Site: III. SOURCES OF FINANCING A. TOTAL DEVELOPMENT COST (1D) B. EQUITY (Minimum of 10%) (Please indicate source of equity below) C. PRIVATE CONSTRUCTION LOAN (IIC.5) D. PUBLIC FUNDS (if any) TOTAL SOURCES OF FUNDS (B+C+D)) (This total should equal Total Development Cost) CONSTRUCTION LENDER: INTEREST RATE: TERM: PERMANENT LENDER: INTEREST RATE: TERM: SOURCE OF EQUITY: _____ SOURCE OF PUBLIC FUNDS (if any): The Assets Statement (Form 6) must demonstrate sufficient assets to provide the required equity. SUMMARY OF PROPOSAL Total Development Cost (ID) Public Funds, if any (III D)

Number of Buildings:
Aggregate Square Footage:
Total Number of Units:
Number of Rental Units:
Number of Owner-Occupied Units:

Equity

Mortgage Loan

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HARD COST

Estimated

Name of Applicant:

TRADE PAYMENT BREAKDOWN

Date:

FORM 3 Page 1 of 1

		Site
	TRADE ITEM	AMOUNT
1.	Demolition*	\$
2.	Landscaping/Sitework	\$
3.	Concrete	\$
4.	Masonry, pointing, waterproofing, and steam cleaning	\$
5.	Metals, structural steel	\$
6,	Carpentry: a) rough	\$
	b) finished	\$
7.	Roofing	\$
8.	Insulation	\$
9.	Doors, frames, hardware	\$
10.	Windows & glazing	\$
11.	Entrance doors	\$
12.	Drywall and plastering	\$
13.	Ceramic tile	s
14.	Finish flooring	\$
15.	Painting	\$
16.	a) Kitchen cabinets	\$
	b) Appliance, medicine cabinet	\$
17.	Heating and ventilation	\$
18.	Plumbing	\$
19.	Electrical	\$
20.	Other (specify)	s
		<u> </u>
21.	Subtotal (1-20)	\$
22.	General Conditions	\$
23.	Overhead	S
24.	Profit	\$
25.	TOTAL(21 + 22 + 23 + 24)	\$

^{*} Include the cost of asbestos removal (if any) on the Demolition line.

If this project will be sold and taken out as a coop or condo complete this.

FORM 4

Page 1 of 1

contract of sale if not recorded yet.

CONDOMINIUM/COOPERATIVE PROJECT SALES PRICES/AFFORDABILITY ANALYSIS

Name of Applicant:		Date:
Site:		enna.
Type of Development Proposed	l: Condominium	Cooperative

If the site includes more than one building, provide the information below building by building, under headings stating the address of each: Requirement: Applicant must provide as many recent sales comparables with as much information such as date of sale, square footage, # of bedrooms, buyer, seller, or copy of

<u>information suc</u>	<u>:h as dat∈</u>	of sale, square	footage, # of bedro	ooms, buyer, seller,
Size of Unit (# of bedrooms, e.g. 1-BR, 2-Br)	No. of Units	Average Sales Price*	Average Monthly Carrying Charges *	Minimum Income Required to Purchase*
			Carrying Charges	Turchase.
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^{*}Assumptions: Briefly describe how the minimum income requirement was calculated. Include assumptions on end loan interest rates, down payment requirements, monthly carrying charges, and underwriting. Also describe the basis for sales prices. Write assumptions below or attach separate sheet.

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NAME OF APPLICANT (DEVELOPER:			ļ									
PRINCIPAL WHOSE EXPENIENCE IS DESCRIBE, BELOW:)ESCRIBE.	BELOW	Yellerichenikenikenikenikenikenikenikenikenikenik		THE PARTY OF PARTY AND ADDRESS OF THE PARTY ADDRESS OF THE PARTY AND ADDRESS OF THE PARTY AND ADDRESS OF THE PARTY ADDRESS OF THE PARTY AND ADDRES			SILE	,			DATE
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PROJECT NAME, If any and PROPERTY ADDRESS(ES) PLAYED*	ROLE	BLOCK & L	OTS NRVRO (1) HCR (2)		# DUS #	FALDGS. CONSTRUCTION COST	DEVELOPMENT	GOVERNMENT PROGRAM	DATE	STATUS (2)	OTHER REPERENCES (A.E. PROPERTY OWNER, GOVT, AGENCY) (CONTACT NAME & PHONE NO.)	BANK REFERENCE (CONTACT NAME & PIDHE NO.)
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EACH MEMBER OF THE DEVELOPMENT TEAM AUST INDICK' & ALL HIS OR HER DEVELOPMENT EXPERIENCE. IF AN INDIVIDUAL HAS NO EXFERENCE, THIS ARIST RE INDICATED ON THE FORM BY WAITING "NOWE".	UST INDICA' E	3 ALL HIS OR HER L	*EVELOPMEN	T EXPERIENCE	E IF AN IND	VIDUAL HAS MO EXPERIEN	CE, THIS NASST BE PADI	CATED		And Annual Section of Section 2		THE COLUMN TWO COLUMN TO THE COLUMN TWO COLUMN TO THE COLUMN TWO C
* ROLE PLAYED GP = General/Managing Partner F = Provided Financing GC = General Contractor CAF = Constructor Manager	naging Pather ancing messor nessor		,		(1) PROJECT_LYPE N = New Construction RV = Substantial Rehab RO = Substantial Rehab	(1) PROJRCT_LYPE N = New Construction RV = Substantial Rehabilitation - vacant RO = Substantial Rehabilitation - occupied	2 ± 0 ±	(2) PROJECT TYPE H = L-4 Family C = Co-op/Condo R = Rental	3 E 5 E	(3) STALUS PD = pre-development CLC = construction ban closed No the construction findition are	(2) STALUS PD = pre-developmen CLC = construction have closed NN = in construction findings as complant	

THE CALL STORY		(U) PROJECT TYPE
	F = Provided Financing	W = New Construction
	GC = Unward Contactor	RV = Substantial Rehabilitation - vacant
	CM: Construction Manager	RO = Substantial Rehabilitation - occapier
	A :: Arthitect	MV = Moderate Rehabilitation - vacant
	H = Housing Consultant	MO = Moderate Rehabilitation + occumited
	L = Legal Services	
	M = Marketing Services	

IN = is consinction (indicate % complete)

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RESIDENTIAL MARKETING EXPERIENCE

APPLICANI (DEVELOPER): SITE:		AMALAN PROPERTY OF THE PROPERT	**************************************							
PRINCIPAL /MARKETING AGENT WHOSE EXPERIENCE IS DESCFIBED BELOW:	ED BELOW:									
PROJECT NAME, if my and PROPERTY ADDRESS(ES)	PROJECT TYPE N/R/M (1) C/I	CHIR (2)	NO. OF BLDGS.	NO. OF DUS	DATES MARKETED FROM TO	ARKETED TO	DATEOF	BANK PROVIDING CONSTRUCTION LOAN	GOVERNMENT PROGRAM (Name of Program,	F
	To the second of						OCCUPANCY	CONTACT NAME and PHONE #	Contact Name & Phone No.)	
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(1) PROJECT TYPE N = New Construction R = Substantial Rehabilitation M = Moderate Rehabilitation		(2) PROJECT TYPE H = 1.4 Family R = Rental C = Co-op/Condo	Ulrect Le	nder, Globs 5770 P	ICOMMERCALISMS AIIS DOCTORM	IIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII	ate, Corporathouse Suit		Direct Lender, Global Commercial Real Estate, Corporate Finance and Mortgage Investment Bankers 5770 Palisade Avenue-Penthouse Suite Riverdale, New York 10471 Email: DoctorMortgageTM@ad.com. www. DoctorMortgage.com	~ ~ Ø
			Teleph	one: (800) 242-9888	3, (212) 25	5-4888, (7	Telephone: (800) 242-9888, (212) 255-4888, (718) 549-5999 or Fax: (212) 255-5277	к: (212) 255-5277	

Form 7 Page__of__

CURRENT WORKLOAD

Name of Applicant	**************************************	**************************************			Site:		·	(If rental indicate/YR.)
Indicate all projects that will coincide with the development of	vith the development of t	the requested Site.	ā				To this point,	Anticipated I
Project Name & Address	Type of Project (1)	Role (2)	Number of DU's	Status (3)	Expected Date of Completion	Total Dev't Cost	Contribution	Profit Plus Returned Equity
	4					Andreas and the second		
							Millette the state of the state	
Arming and a				A CONTRACTOR OF THE PROPERTY O				
		and the state of t	AAA.		*			
				AAA MAA AAA MAA MAA MAA MAA MAA MAA MAA				
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		CONTROL OF THE PROPERTY OF THE						
1. Type of Project: a. N = New Construction S = Substantial Rehab M = Moderate Rehab b. H = 1-4 Family Homes C = Co-op/Condo R = Rental	2. Role Played— D = Developer B = Builder GC = General Contractor F = Provided Financing, Inactive O = Other (please specify on attached page)	ctive n atlached page)	# A - 2 0	3- Status P = Prc-development I = In Construction M = Marketing C = Completed	Direct Lender, Global Commo 5770 Palisad Ernai: Dodo Telephone, (800) 242-98	LICHTENSTEIN CAPITIAL MARKETS Direct Lender, Global Commercial Real Esdate, Corporate Finance and Mortgage Investment Benkers 5770 Palisaddwenue-Penthouse Suite Riverdale, New York 10471 Ernal, Doctor/Mortgage IM@eol.com www.Doctor/Mortgage.com Telephone. (800) 242-9888, (212) 256-4888, (718) 649-5999 or Fax; (212) 256-5277	AL MARKETTS and Mortgage Investment Banks late, New York 10471 Mortgage.com 399 or Fax: (212) 265-5277	

COMPARABLE SALES			(if applicable)							
Date Sold Address	Unit Sq. Ft. #/Rms	Description Type R.E.	Size Land PRICE SOLD	ICE SOLD	\$/S.F.	\$/Room	Seller/Builder	Buyer	Source of information if person name, phone to verify	
			€9		€	↔				
2			€7		↔	₩				
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Description(#Bdrms&Baths) Rent/month\$/SqFt/Yr. \$/Rm/Yr. Source of information name, phone to verify क क ₩) ↔ ↔ €7 ₩, क क ₩ ↔ € ↔ ₩ 43 ↔ ↔ €> 49 ↔ 4 ↔ ↔ ↔ ↔ ↔ ↔ €> ↔ ↔ #/Rms Sq.Ft. COMPARABLE RENTALS

Date | Address 0 2 Ŋ 9 ထတ 3 4

Assets Statement

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te Applied For:	

Form 8 Page 1 of 3 LICHTENSTEIN CAPITAL MARKETS

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55-5277

Site Applied For:	The state of the s	Fin	Emai: DoctorMortge Telephone: (800) 242-8888, (2* nancial Statement is submitted for ENDIVERAL	2) 258	<u>@ad.com</u> www.DoctorMortgage.com i-4888, (718) 549-5999 or Fax;212-25 ck ene):
Assets Statement must be dated and signed on P- Assets Statement must describe financial status w		[] [] []	CORPORATION LIMITED PARTNERSHIP NOT-FOR-PROFIT OTHER (Specify):		·
SECTION 1 - PERSONAL INFORMATION					
Name: Business Name:					
Business Phone:	**************************************				
Marital Status:					***************************************
Residence Address:			***************************************		
City, State, Zip Code; Business Address:					***************************************
City, State, Zip Code:		······································	_ <u> </u>	_	the state of the s
Position (Title):		Yes	rs of Service;	:	
Salary:			us/Commission:	-	
Other Income:	**************************************	Sou	rce:	-	
iross Life Insurance:				3	
Seneficiaries:				ĺ	
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are you a defendant in any lawsuits or legal action	17 if so, describe below:			÷	
`			**************************************	1	
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lave you ever declared bankruptcy? If so, describ	c objow:		· · · · · · · · · · · · · · · · · · ·	+-	
				Ţ	# * * * * * * * * * * * * * * * * * * *
·····				<u>.</u>	
o you have any contingent liabilities? If so, desc				-	
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	***************************************	**************************************			
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				-	
				1	
ECTION 2 - STATEMENT OF FINANCIAL CO	1	19		-	
SSETS	DOLLARS (Omit Cents)	i.	ABILITIES		DOLLARS (Omit Cents)
ush on Hand and in Banks		Notes Payable to Ba			
	<u> </u>	Notes Payable to Ba	inks - Unsecured	1	
otes Receivable		Notes Payable to Or	iters - Secured		
sal Estate (See Schedule A)		Notes Payable to Ot	hers - Unsecured	-	
ongages Owned		Dehi Balances in M	argin Accounts With Brokers	<u> </u>	· · · · · · · · · · · · · · · · · · ·
ist separately and check (X)					
ose pledged as collateral)					
and the state of t		7 3 3			
		Loans Against Life	DESCRIPTION .	+	
arketable Securities		Mortgages on Real	Estate		
ist separately and check (X)		(Complete Sched	nie A and enter total here)		
ose pledged as collateral)	ļ	Other Liabiliti	es (List)		- 7
		Ottion Electrical		 	
	Washington and the Market Williams				
sh Value of Life Insurance		- 1		\vdash	
her Assets * (Itemize)			The state of the s	-	
TOTAL TOTAL S					
Total Assets		Total	Liabilities		
		1			

SCHEDULE A

Form 8 Page 2 of 3

ASSETS STATEMENT OF: (Name of Individual or :atity);

MATURITY MORTGAGE AMOUNT PRESENT MORTGAGE AMOUNT PURCHASE MARKET VALUE DATE ACQUIRED PERCENTAGE OF OWNERSHIP *TITLE IN NAME OF * SCHEDULE A - REAL ESTATE HOLDINGS ADDRESS Š

. If any title to real estate is in any name other than your own, state extent of your interest, explaining all efforts, claims or debts against name. If CHIREPES is in any name of the real parts of the real

<u>Direct Lender, Global Commercial Real Estate, Corporate Finance and Mortgage Investment Bankers</u>
5770 Palisade **Avenue-Penthouse Suite Riverdale, Ne**w York 10471

Email: DoctorMortgageTM@aol.com www.DoctorMortgage.com

8	ASSET STATEMENT OF: (Na schedule B. income from properties										
•	Property No.(Refer to Schedule A)	1	2	3	4						
	Present Annual Gross Income Not including Vacancies & Concessions:					}					
	Less Total Operating Expenses and Property Taxes:										
	NET INCOME:										
	Less Amortization & Interest Payments										
	NET PROFIT:										
	Net Rental Value of Present Vacancies:										
	Annual Rental Value of Space on which Lease expires during next six months: Net Profit Last Year (Adjusted):										
	Amount and Classes of Insurance Carried:										
	List Other Encumbrances, Debts, Taxes, Mortgage Installments or Interest PAST DUE:										
	List Other Encumbrances, Debts, Taxes, Mortgage Installments or Interest PAST DUE:										
	A N	- d0 lf bd	.0								
	Any Mortgage(s) endorsed or guarantee	Any Mortgage(s) endorsed or guaranteed? If so, by whom?									
	List (circumstances of) any litigation or judgment(s) pending in connection with the above listed Properties:										
	For the purpose of procuring and maintaining credit from time the above to be a true and accurate Statement signed as of the d part thereof proves false or misleading in any particular, each a to you, whether joint or several, primary or secondary, direct on dermand or notice of any kind and (if) that you will be notified a	ate hereon before set forth nd all of the obligations an contingent, shall, at your	and agrees that if said Statement of Ador liabilities of the undersigned a option, become immediately due a	or any of every kind nd payable all without							

Date	Signature
------	-----------

FORM 1
Page 4 of 6
NOT-FOR-PROFIT ENTITIES (others do not complete)

APPLICANT DESCRIPTION

Name of Organization:		
		-
City:	State:	ZIP Code:
Executive Director:		
Contact person:	Title:	
	FAX No:	
marketing agent, managing agent, e	Describe the role that the not-for-profit or tc.	
Date Established:	Date	
	DOCUMENTS: 'Directors, Officers, and Key Staff' (attache "Major Funding Sources" (attached)	ed)
	HAT THE INFORMATION SET FORTH T AND ITS ATTACHMENTS IS TRUE A	
	Signature of Officer	
	Print Name and Title	}
•	Date	

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FORM I

NOT- FOR- PROFIT ENTITIES

Page 5 of 6 (others do not complete)

DIRECTORS, OFFICERS, AND KEY STAFF

Name of Organization:

Name and Home Address	Position and/or Office in Organization	Date of Initial Appointment	Current Occupation and Name of Employer

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FORM 1
NOT-FOR-PROFIT ENTITIES
Page 6 of 6 (others do not complete)

MAJOR SOURCES OF FUNDING

Name of Organization:

,					 	 	 <u> </u>	
Funding Amount								
Dates of Funding							And the second s	
Purposes of Funding								
Contact Person Name and Phone Number								•
Name of Program			44					
Funding Source (Agency, Department, etc.)								

Required Preliminary Information for Land Properties

- Executive Summary or Transaction Overview
- Statement of Existing Debt Structure, Sources/Uses of Funds, and Exit Strategy
- Year purchased and purchase price, if refinance
- List of entitlements completed
- Cost breakdown & time schedule for entitlements/infrastructure to be completed
- Financial projections/proforma operating statement
- Copy of Sales Contract, if purchase
- Most recent Appraisal, if available
- Color Photographs of Property-Aerial
- Borrower/Principal Description (Include real estate experience, list of real estate owned, current personal financial statement)
- Any and all market studies

If this sounds interesting, see our <u>Due Diligence Package</u> and <u>Architectural and</u> Engineering Requirements.

Due Diligence

Below find our standard list of requirements as it pertains to due diligence for development projects (not all apply, subject to each project.)

Checklist for Due Diligence Requirements

Please provide three (3) copies of the following information

- I. Borrower / Developer Information
- A. Borrowing Entity
 - 1. Organizational documentation for Corporations
 - a) Articles of Incorporation
 - b) Certificate of Incorporation
 - c) By-Laws
 - d) Corporation and Commission Letter of Good Standing
 - e) Partnership Agreement
 - 2. Organizational documentation for LLC
 - a) Limited Liability Certification
 - b) Operation Agreement
 - c) LLC Good Standing Certificate
 - 3. Board Resolution to Encumber
 - 4. Interim financial statement

- a) Profit and loss statement
- b) Balance sheet
- 5. Two years complete federal tax returns
- 6. List of all properties owned or leased at present time
- 7. Three lender references and three general business references
- 8. Summary of experience within last 24 months
- B. Information on Principals of Borrowing Entity
 - 1. Current personal financial statements
 - 2. Two years complete federal tax returns
 - 3. Credit Report Authorization form
- II. Company Information
- A. Names & addresses of each existing and proposed shareholders of company, or managers and members for LLC
- B. Confirmation of appointment of the directors and that none are disqualified from being director
- C. Organizational chart including all stockholders & employees
- D. Name, mailing address, telephone & contact person of auditors/ accountants of company
- E. Authorized and issued share capital of company
 - 1. Are all issued shares fully paid up? Details of any pledge, lien, charge or encumbrance affecting shares
 - 2. Details of any signed contracts from current owners to sell their shares.
- F. Details of all bank accounts including all loans.
- G. Any guarantees for which company may be liable
- H. Details of any foreign exchange contracts company has or plans to enter into
- I. List of following: directors/employees, including resume for each and any contracts entered into with each director or key employee
- J. Details regarding directors/key employees
 - 1. Terms and conditions of employment
 - 2. Benefits packages including pension or life insurance, sick pay, disability plans
 - 3. Bonus plans, incentive plans and share options
 - 4. All long-term service or consultancy agreements
 - 5. Any current obligations to pay compensation for loss of employment
 - 6. Details of any trading or other arrangements
 - 7. Details of any agreement with trade unions
 - 8. Copies any major agreements between company and customers, suppliers, licensors and licensees
 - 9. Schedule of insurances for company, including names and addresses of insurance advisors

- 10. Details of any investigation of company by any governmental body
- 11. Copies of leases or agreements between current tenants and landlord (if applicable
- 12. Details of any consents required for a change in control from any shareholder, creditor, lender, or other person
- 13. An operating company:
 - a) Five year projection
 - b) Opening balance sheet after receipt of funding
 - c) Separate monthly income statement & cash flow for each lease (if applicable)
 - d) Balance sheet for the whole company at the end of each year
 - e) Detailed list of income from all sources of the project

14. A development project:

- a) Five year proforma/detailed income & expense summary
- b) Projected income and expenses by month for entire loan period (construction & stabilization)
- c) Proposed draw schedule
- d) Detailed list of income from all sources of the project
- e) Copies of any income tax returns filed for company

III. Legal Information

- A. Name, mailing address, telephone & contact person of legal representation of company
- B. Details of any current, pending or threatened litigation, arbitration or other disputes involving company C. Confirmation that transaction complies with all applicable tax codes and other laws
- D. Confirmation that company complies with all applicable environmental and other legislation
- E. Title report including plat maps, documents & backup information

IV. Property Information

- A. Documents proving title to properties
- B. Deed of trust/mortgage with legal description
- C. Warranty deed, if land is owned
- D. Present financing (copy of most recent mortgage statement(s)
- E. Recorded plot plan and ALTA survey
- F. Statement describing utilities, storm drains, sewers, etc.
- G. Zoning information
- H. Contract of sale / land cost
- I. Project or Property legal address

V. Construction / Renovation

A. Complete set of blue prints including plans & specs (3 sets)

- B. Building permits (availability of permits accepted with permits to be provided as contingency)
- C. Utility company will serve letters
- D. General contractor information
 - 1. Background information
 - 2. Summary of experience within last 24 months
 - 3. Firm price contract (detailed estimate accepted with firm AIA contract as contingency)
 - 4. Evidence of performance bond for price & time (availability accepted with proof of bond as contingency)
- VI. Reports (must be current or re-certified and addressed to lender)
- A. Appraisal / Valuation (including comparables, demographic information & traffic flow)
- B. Environmental
- C. Structural/Engineering (if applicable)
- D. Market study / feasibility report
- E. Surveyor's report
- VII. Miscellaneous
- A. Architect
- B. Civil engineer
- C. Structural engineer
- D. Developer (if required by state)

Architectural & Engineering Requirements

During the <u>due diligence</u> process an Architectural and Engineering firm will review the following list of items for compliance:

- 1. Legal Survey and Topological Survey
- 2. Municipal and utility company letters of confirmation for the provision of services and/or improvements
- 3. Any documents necessary to establish; Site ingress and egress. Binding maintenance agreements where common use easements are used.
- 4. Certification from architect that all project structures, amenities, and site improvements are in full compliance with all applicable accessibility laws.
- 5. Site design: Placement of buildings, roads, walks, and parking. Site erosion and drainage Soil borings report
- 6. Drawings and Specifications of all construction to be completed
- 7. Detailed cost breakdown of all construction to be completed