

### P R E S C R E E N S U M M A R Y

DATE: 9/18/2024

TO: Andrew Meitzen, Chief Credit Officer

FROM: XXXXX/Relationship Manager

RE: PRE-SCREEN FOR XXXXX

#### **Executive Summary**

#### **Transaction Overview:**

Nano Banc (the "Banc") has the opportunity to fund a \$700,000 working capital line of credit (the "Loan") secured by accounts receivables to M & S Technologies Group LLC (the "Borrower"). The Loan will have a 100% guarantee from Seneca Hayden and Mahboob "Max" Razaqui (collectively the "Guarantor"), who collectively owns 100% of the Borrower. The Borrower was formed in 2020 and acquired Circle Group, the brand that the Borrower operates under, in 2022, which provides IT managed services, software development and printing solutions for companies, with a focus on Orange County. The main source of income steps from the managed printing services, where the Borrower leases printers to various companies such as Wells Fargo and provides servicing as well.

**Proposed Borrower Introduction** 

**General Borrower Plan and Use of Funds** 

**Proposed Sponsor Background** 

**Collateral Overview and Estimated Value** 

**Terms Overview (bullet point)** 

- o Borrower:
- Guarantor:
- Recourse Type:
- o Collateral: Unit Breakdown:
- o Loan Term:
- Loan Type:
- Loan Amount: \$
- Maximum Loan Amount (must be based on independent valuation using market data)
  - As Is LTV Constraint
  - As Complete LTV Constraint
  - As Stable LTV Constraint
  - DSCR Constraint
- O Holdbacks and/or Earnouts?:
- o Index:
- o Spread::
- > Fixed Period:
- o Float Period:
- o Loan Fee:
- o Deposits:
- o Payments:
- Amortization:



- o **DSCR**:
- Liquidity:
- Prepay:

### Loan Sizing

### **Deal Questionnaire**

### 1. Who is the borrower and why do they need credit?

- Consider and Address
  - Use of Proceeds and need for credit
  - Property/Operating Entity Vesting; Does the Borrower ownership structure present additional risk and does it align with the plans for the Borrower/Property?
  - Who is benefiting
  - Review of organizational documents (you don't have to have this completed, but you must understand and be able to explain and provide an org chart (see below)
  - Background Check Results (use of Clear search), any negative results?

# 2. Does the sponsors financials and expertise serve as a source of additional strength/support for the proposed credit?

- Will they, their trust, and/or spouse serve as borrower or guarantor?
- Bank PFS form completed?
- What is there expertise in the market area, property type, development expected, and management?
   (i.e. they own and operate 1000 units of multifamily in the direct market area, or they have developed 1 million square feet of industrial space in a particular region over 20 years).

#### 3. How did we source this deal and does that present any potential issues or additional risk?

• Consider if it is an existing relationship, broker deal, referral etc.

### 4. What is the sponsor/borrower's short term and longer-term business plan?

- Consider if the plan is feasible considering borrower historic/expected financial and operating performance, market risk, industry norms, etc.
- Consider the intended use and structure of the loan and how it aligns with this plan

### 5. How is the borrower going to service the debt and are current or projected sources sufficient?

- Consider how recurring operating costs and debt payments will be satisfied, from cash flow, interest reserve, operating reserves, guarantor support, etc
- Consider how strong these sources are individually and/or on a combined basis and if we are reasonably assured recurring debt payments and carry costs are satisfied.

# 6. How is the borrower going to repay the debt and how strong/defined are the potential sources assuming the loan is funded as proposed?

- Only three ways, amortization, refinance, sale/conversion of assets.
- Foreclosure is related to the sale of assets.



- Consider the borrowers business plan and the feasibility and likelihood for the borrower to repay the loan in any of those three ways based on the structure of the loan, the borrowers business plan, borrower/sponsor financial and operating performance, borrower/sponsor balance sheet characteristics, and the bank's strength/level of collateralization.
- If sale of a property or business is based on improvements to the property or business operations, consider if the budget reasonable/consistent with similar projects, are borrower projections reasonably supported by market data, historical analysis, and in line with industry norms supported by current and/or projected market dynamics.

### 7. What key risks are present that must be mitigated?

Many risks are present in every deal, but depending on the use of proceeds, borrower/sponsor business
plan, borrower/sponsor operating and financial performance, borrower/sponsor balance sheet
characteristics, market dynamics, industry norms, regulatory, compliance and/or other external
factors/risks a number of key risks must be identified evaluated and mitigated appropriately prior to
funding a deal.

### 8. What have we done structurally to mitigate key risks as part of the proposed structure?

 Consider loan size, term, amortization, pricing, covenants (financial, affirmative, negative, and reporting), reserve requirements, hold backs, credit enhancements (such as guarantors) earn outs/other hurdles to achieve various items etc.

### 9. Are there any potential risks associated with key lending regulations, laws, and internal policies?

- Consider, underwriting policy minimum/maximums or permissible loan types/products, legal lending limit, OFAC, BSA, CRA, HVRCE, Regulation O, Regulation W, borrowing base exclusions, consumer lending laws, appraisal requirements, approval requirements etc.
- Consider impacts to CRA (in or out of assessment area, small buisness test, community development test) and impact on portfolio level limits for concentrations (if funded will this impact loans to one borrower, concentration limits by type, geography, etc.)?

# 10. Does the market (geographical, product/service segment, industry lifecyle, peer analysis, competitive pressures, SWOT) align with the Borrower's plan for the short and long term for the business or collateral?

- Consider industry stage (introduction, growth, mature, or decline) and how the proposed plan of the borrower aligns with the industry and what structural elements may be required?
- How does the borrower or property align with industry/market in terms of historical and expected
  performance (consider peer ratio analysis, market rents, market cap rates, and competitive landscape
  (i.e. over/under supply, new entrants, recent regulatory shift/changes in approved use at property).
  - Leverage co-star, existing appraisals of similar properties/locations, and broker/market participants inquiry for recent for developing valuations and assessment of market rents, conditions, supply and other key drivers of RE value.
  - Leverage IBIS world for C&I industry analysis and peer comparative data for key ratio analysis and identifying potential strengths or risks of the borrower's performance and expected performance.

# 11. Is the proposed pricing accretive to the Banc and how does it align with the market, loan structure, and overall risk profile?

Consider



- o proposed loan term
- o risk
- Spread over proposed index
- Bank NIM
- Depository requirements for deal

Sources and Uses								
				So	urces & Uses			
Total Sources	,	\$	Exposure	%	Total Uses	\$	PSF	%
Gross Loan Proceeds	\$	-	#DIV/0!	#DIV/0!			#DIV/0!	#DIV/0!
Borrower Equity			#DIV/0!	#DIV/0!			#DIV/0!	#DIV/0!
							#DIV/0!	#DIV/0!
							#DIV/0!	#DIV/0!
							#DIV/0!	#DIV/0!
							#DIV/0!	#DIV/0!
							#DIV/0!	#DIV/0!
							#DIV/0!	#DIV/0!
							#DIV/0!	#DIV/0!
Total Deal Sources	\$	-	#DIV/0!	#DIV/0!	Total Deal Uses	\$ -	#DIV/0!	#DIV/0!

# Org Chart of Borrowing Entity and Owners of Entity

# **Primary Exit Summary**

# CRE: Property Cash Flow and Valuation

Rent Roll/Lease Terms:

Commercial L	nit Mix							Bori	rower	Appraiser			Lender	
#	Type	Tenant	Lease Type	SF	% Total	Lease Comm.	Lease End	\$/SF/Mo	Monthly \$	\$/SF/Mo	Monthly \$	\$/SF/Mo	Monthly \$	Comments/Assumption
									-				<u> </u>	
									-		2		<u> </u>	
													÷	
													÷	
									r		•		7	
									e .				•	
									P		•		7	
									F		P		<b>▼</b>	
														-
Туре	Quantity			SF	% Total			\$/SF/Mo	Monthly \$	\$/SF/Mo	Monthly \$	\$/SF/Mo	Monthly \$	
Retail	0			0	0.0%			\$0.00	\$0	\$0.00	\$0	\$0.00	\$0	"]
Office	0			0	0.0%			\$0.00	\$0	\$0.00	\$0	\$0.00	\$0	
Industrial	0			0	0.0%			\$0.00	\$0	\$0.00	\$0	\$0.00	\$0	
Other	0			0	0.0%			\$0.00	\$0	\$0.00	\$0	\$0.00	\$0	
Total	0			0	0.0%			\$0.00	\$0	\$0.00	\$0	\$0.00	\$0	
					·			\$/SF/Yr	Annual \$	\$/SF/Yr	Annual \$	\$/SF/Yr	Annual \$	
								\$0.00	\$0	\$0.00	\$0	\$0.00	\$0	



**Operating Income and Cash Flow:** 

PROPERTY CASHFLOW (STA	BILIZED)	ВО	RROWER IN PLACE		APPRAISER			LENDER	
		AMOUNT	\$/SF	AMOUNT		\$/SF	AMOUNT		\$/SF
Revenue:									
Commercial		\$0	#DIV/0!			#DIV/0!	\$0	1	#DIV/0!
Recoveries		\$0	#DIV/0!			#DIV/0!	\$0	2	#DIV/0!
Less: Vacancy:		\$0	#DIV/0!			#DIV/0!	\$0	3	#DIV/0!
Less: Collection Loss:		\$0	#DIV/0!			#DIV/0!	\$0	3	#DIV/0!
Effective Gross Income (EGI):		\$0	#DIV/0! #DIV/0!	\$0	#DIV/0!	#DIV/0!	\$0	#DIV/0!	#DIV/0!
Expenses:									
Less: Operating Expense		\$0	#DIV/0!			#DIV/0!	\$0	3	#DIV/0!
Less: Insurance		\$0	#DIV/0!	\$0		#DIV/0!	\$0	3	#DIV/0!
Less: RE Taxes		\$0	#DIV/0!	\$0		#DIV/0!	\$0	4	#DIV/0!
Less: Management Fee		\$0	#DIV/0!	\$0		#DIV/0!	\$0	3	#DIV/0!
Total Expenses:		\$0	#DIV/0! #DIV/0!	\$0	#DIV/0!	#DIV/0!	\$0	#DIV/0!	#DIV/0!
Net Operating Income (NOI):		\$0	#DIV/0!	\$0		#DIV/0!	\$0		#DIV/0!
NOI Margin:		#DIV/0!		#DIV/0!			#DIV/0!		
Less: Tenant Improvements:		\$0	#DIV/0!	\$0		#DIV/0!	\$0	5	#DIV/0!
Less: Leasing Commissions:		\$0	#DIV/0!	\$0		#DIV/0!	\$0	5	#DIV/0!
Adjusted Net Operating Income:		\$0	#DIV/0!	\$0		#DIV/0!	\$0		#DIV/0!
Adjusted NOI Margin:		#DIV/0!		#DIV/0!		·	#DIV/0!		
	4.25%	\$0	#DIV/0!	\$0		#DIV/0!	\$0		#DIV/0!
Cap Valuation	4.50%	\$0	#DIV/0!	\$0		#DIV/0!	\$0		#DIV/0!
	4.75%	\$0	#DIV/0!	\$0		#DIV/0!	\$0		#DIV/0!
Debt Service I/O (8.50%)		\$ 63,515		\$ 63,515			\$ 63,515		
Debt Service P&I (8.50%, 30 Year	Amortization)	\$ 68,744		\$ 68,744			\$ 68,744		
Debt Yield		0.00%		0.00%			0.00%		
DSCR I/O (*if contractual)		0.00x		0.00x			0.00x		
DSCR PERM		0.00x		0.00x			0.00x		



					DSCR Stre	ss - Appraiser						
Appraiser NO	)[	\$0										
Baseline Inter	rest Rate	8.50%										
Bank DSCR Re	quirement	1.25x	*Bank Cov	enant								
Amortization	(years)	30	*Contractu	ıal								
				•	•	ı	nterest Rates	}		•		
		8.50%	8.75%	9.00%	9.25%	9.50%	9.75%	10.00%	10.25%	10.50%	10.75%	11.00%
	0.00%	0.00x	0.00x	0.00x	0.00x	0.00x	0.00x	0.00x	0.00x	0.00x	0.00x	0.00x
	-2.50%	0.00x	0.00x	0.00x	0.00x	0.00x	0.00x	0.00x	0.00x	0.00x	0.00x	0.00x
NOI	-5.00%	0.00x	0.00x	0.00x	0.00x	0.00x	0.00x	0.00x	0.00x	0.00x	0.00x	0.00x
NOI	-7.50%	0.00x	0.00x	0.00x	0.00x	0.00x	0.00x	0.00x	0.00x	0.00x	0.00x	0.00x
	-10.00%	0.00x	0.00x	0.00x	0.00x	0.00x	0.00x	0.00x	0.00x	0.00x	0.00x	0.00x
	-12.50%	0.00x	0.00x	0.00x	0.00x	0.00x	0.00x	0.00x	0.00x	0.00x	0.00x	0.00x

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### Valuation and Market Analysis:

#### **Concluded Internal Value:**

Purchase Price/Contract Price: \$XX ( \$XX/SF; \$XX/Unit)

As Is: \$XX (\$XX/SF; \$XX/Unit)

As Complete: \$XX (\$XX/SF; \$XX/Unit)As Stable: \$XX (\$XX/SF; \$XX/Unit)

Summary Valuations Details: Describe the internal valuation process and how you concluded the Banc estimated value

- Leverage co-star, existing appraisals of similar properties/locations, and broker/market participants inquiry for recent for developing valuations and assessment of market rents, conditions, supply and other key drivers of RE value.
  - o Must talk to at least one broker or market participant
  - Must pull and document review of three lease comps and three sale comps

### **Sales Comparables**

Comp #	PROPERTY	1	2	3
Address				
Property Type	Multifamily			
Name/Title	, i			
Buyer Name				
Seller Name				
Year				
# Units	0			
Avg Unit Size (SF)	0			
Size (NSF)	0	0	0	0
Parking Ratio	#/1,000 OR #/Unit			
Sale Price				
Sale Date				
\$/NSF	\$0	\$0	\$0	\$0
\$/Unit	\$0	\$0	\$0	\$0
Cap Rate	4.50%			
Occupancy				
Image				
Location Comments				
Quality Comments				

Weighted Avgs.		\$	Qty	Valuation	
\$/NSF	_\$		0	\$	-
\$/Unit	\$		0	\$	-
\$/AC	\$	-	0.00	\$	-
Focused Comp(s):		\$	Qty	Valuation	
\$/NSF			0	\$	-
\$/Unit			0	\$	-
\$/AC			0.00	\$	-
Comments on Focused Comp(s)					
Used for Comparable Valuation:				\$	-

Ś					Valuation
Ý		-	0	\$	-
\$			0	\$	-
\$		-	0.00	\$	-
	\$		Qty		Valuation
			0	\$	-
			0	\$	-
			0.00	\$	=
				\$	-
	\$ \$	\$ \$	\$ - \$	\$ Qty 0 0	\$ Qty 0 \$ 0 \$ 0 \$



# Lease Comparables

Comp #	PROPERTY	1	2	3
Property Type	Multifamily			
Address				
Space SF				
Bldg. SF				
Bldg. Year				
Parking Ratio				
Beds				
Baths				
•				
\$/SF/Mo.				
\$/SF/Yr.				
Rent/Month				
Image				
Location Comments				
Quality Comments				
Other Comments				



# **C&I:** Borrower Financial Analysis

# Cash Flow

				Hist	orical Ope	erations					Current Period		FN	Borro	wer Budg	et	Banc U	N
Borrower Cash Flow		CY-2		_	CY-1		_	CY			TTM				Year 1		Year 1	
Year Beginning																		
Revenues:						_												
													1					
Other													3					
Total Revenue	\$	=		\$	-		\$	=		\$	-			\$	=		\$ -	
cogs																		
Consultant Pay													4					
Referral Costs													5					
Gross Profits (margin%)	\$	-	#DIV/0!	\$	-	#DIV/0!	\$	-	#DIV/0!	\$	-	#DIV/0!		\$	-	##	\$ -	#DIV/0
Other Operating Income	\$	-		\$	-		\$	-		\$	-							
Operating Expenses						_												
SG&A			#DIV/0!			#DIV/0!			#DIV/0!			#DIV/0!	6					
Depreciation and Amort													7					
Interest													8					
Tax													9					
Other Expense													10					
Total Operating Expenses (%)	\$	-	#DIV/0!	\$	-	#DIV/0!	\$	-	#DIV/0!	\$	-	#DIV/0!	11	\$	-		\$ -	
Net Income	\$			\$			\$			\$				\$			\$ 	
Interest	\$	_		\$	_		\$	_		\$	_			\$	-		\$ -	
Taxes	\$	_		\$	_		\$	_		\$	-			,				
Depreciation & Amortization	\$	_		\$	_		\$	_		\$	_							
EBITDA	s	-		Š	-		\$	_		s	-			\$	-		\$ -	
Adjustments													12					
Adjusted EBITDA	\$	-		\$	-		\$	-						\$	-		\$ -	
Historical Coverage Analysis																		
Interest Coverage Ratio		#DIV/0	!	_	#DIV/0	!		#DIV/0!			#DIV/0	!			#DIV/0	!	#DIV/0!	
DSCR Historical				anana														
UCA Cash Flow Coverage																		
Subject Debt Coverage Analysis	(Full Uti			and O	ther LTD)													
Interest Coverage Ratio		#DIV/0		_	#DIV/0		_	#DIV/0!		_	#DIV/0			L	0.00	)	0.00	
DSCR Reasonable Amort.		#DIV/0	!	<b></b>	#DIV/0	!		#DIV/0!			#DIV/0	!			#DIV/0	ļ	 #DIV/0!	
Required CF Sweep																		
DSCR After CF Sweep		#DIV/0	!	•	#DIV/0	!	•	#DIV/0!		•	#DIV/0	!			#DIV/0	ļ.	#DIV/0!	
UCA Cash Flow Coverage																		
Debt Details						_						_						
Subject DS I/O													l					
Subject DS @REASONABLE AM																		
CPLTD of Other LTD (#)													l					
Other Interest Expense (#)													1					
SOI IIIIOIOSI EXPONSO (#)																		



			•		DSCR Stre	ss - Appraiser						
Appraiser NO	I	\$0										
Baseline Inte	rest Rate	0.00%										
Bank DSCR Re	quirement	1.25x	*Bank Cove	enant								
Amortization	(years)	0	*Contractu	al								
							nterest Rates					
		0.00%	0.25%	0.50%	0.75%	1.00%	1.25%	1.50%	1.75%	2.00%	2.25%	2.50%
	0.00%	#NUM!	#NUM!	#NUM!	#NUM!	#NUM!	#NUM!	#NUM!	#NUM!	#NUM!	#NUM!	#NUM!
	-2.50%	#NUM!	#NUM!	#NUM!	#NUM!	#NUM!	#NUM!	#NUM!	#NUM!	#NUM!	#NUM!	#NUM!
NO	-5.00%	#NUM!	#NUM!	#NUM!	#NUM!	#NUM!	#NUM!	#NUM!	#NUM!	#NUM!	#NUM!	#NUM!
NOI	-7.50%	#NUM!	#NUM!	#NUM!	#NUM!	#NUM!	#NUM!	#NUM!	#NUM!	#NUM!	#NUM!	#NUM!
	-10.00%	#NUM!	#NUM!	#NUM!	#NUM!	#NUM!	#NUM!	#NUM!	#NUM!	#NUM!	#NUM!	#NUM!
	-12.50%	#NUM!	#NUM!	#NUM!	#NUM!	#NUM!	#NUM!	#NUM!	#NUM!	#NUM!	#NUM!	#NUM!



# **Balance Sheet**

	-	BUSIN	ESS NAM	E Balance Sheet	 		
ASSETS:	1	YPE OF FS DATE		TYPE OF FS DATE	TYPE OF FS DATE		TYPE OF FS DATE
Current Assets:		DATE		DAIL	DAIL		DATE
Cash & Cash Equivalents							
Marketable Securities							
Misc. Cash	Ş	-	Ş	-	\$ -	\$	-
TOTAL CASH/LIQUIDITY:	\$	-	\$	-	\$ -	\$	-
Accounts Receivable Inventory							
Pre-Paid Expenses							
Allowance for Bad Debt							
Other Current Assets							
TOTAL CURRENT ASSETS:	\$	-	\$	-	\$ -	\$	-
Fixed Assets (Net) Real Estate							
Vehicles Machinery & Equipment							
Furniture & Fixtures							
Misc. Fixed Assets							
Total Fixed Assets:							
Less: Accumulated Depreciation							
NET FIXED ASSETS:	\$	-	\$	-	\$ -	\$	-
Intangible Assets	\$	-					
Less: Amortization						-	
NET INTANGIBLE ASSETS:	\$	-	\$	-	\$ -	\$	-
Other Assets:							
Deposits							
Convertible Notes Receivable							
Other Assets							
Other Assets							
Other Assets							
TOTAL OTHER ASSETS	\$	-	\$	-	\$ -	\$	-
TOTAL ASSETS:	\$	-	\$	-	\$ -	\$	-
LIABILITIES				DATE	DATE		
Current Liabilities:		DATE		DATE	DATE		DATE
Accounts Payable							
Short Term Notes Payable/LOC							
Credit Cards Payable							
Accrued Commissions							
Accrued Expenses							
Accrued Salaries							
Payroll Tax Liability							
Nano Banc RLOC							
Other Current Liabilities							
Other Current Liabilities							
Other Current Liabilities						-	
TOTAL CURRENT LIABILITIES:	\$	-	\$		\$ -	\$	-
Long Term Liabilities							
			ş		\$ -	\$	-
Nano Banc RLOC					\$ -	\$	-
Interest Payable							
Real Estate Debt -							
Real Estate Debt -							
Real Estate Debt -							
Equipment Loan - Equipment Loan -							
Equipment Loan -							
Equipment Loan -							
Vehicle Loan -							
Vehicle Loan -							
Vehicle Loan -							
Other LT Liabilities							
PPP Loan - LT							
Other LT Liabilities							
Other LT Liabilities TOTAL LONG TERM LIABILITIES:	\$	-	\$	-	\$ -	\$	
TOTAL LIABILITIES:	\$	-	\$	-	\$ -	\$	-
EQUITY							
Capital Stock Dividends/Distributions							
Retained Earnings							
Net Income/(Loss)							
TOTAL EQUITY:	\$	-	\$		\$ -	\$	-
TOTAL LIABILITIES & EQUITY	\$	-	\$	-	\$ -	\$	
Working Capital	\$	-	\$		\$ -	\$	-
Current Ratio		V/0!		#DIV/0!	DIV/0!		DIV/0!
Quick Ratio	#DI			#DIV/0!	DIV/0!		DIV/0!
Liquidity Ratio		V/0!		#DIV/0!	DIV/0!		DIV/0!
Debt-to-Equity Ratio		V/0!		#DIV/0!	DIV/0!		DIV/0!
Tangible Net Worth	\$	-	\$	-	\$ -	\$	-
			_		 	_	



		•		•	DSCR Str	ess - Lender	•	•	•	•		•
Lender NOI		\$498,692										
Baseline Inte	rest Rate	8.50%										
Bank DSCR Re	quirement	1.25x	*Bank Cove	enant								
Amortization	(years)	7	*Contractu	al								
						l	nterest Rates					
		8.50%	8.75%	9.00%	9.25%	9.50%	9.75%	10.00%	10.25%	10.50%	10.75%	11.00%
	0.00%	3.73x	3.70x	3.68x	3.65x	3.62x	3.59x	3.56x	3.53x	3.51x	3.48x	3.45x
	-2.50%	3.64x	3.61x	3.58x	3.56x	3.53x	3.50x	3.47x	3.44x	3.42x	3.39x	3.36x
NOI	-5.00%	3.55x	3.52x	3.49x	3.46x	3.44x	3.41x	3.38x	3.36x	3.33x	3.30x	3.28x
NOI	-7.50%	3.45x	3.43x	3.40x	3.37x	3.35x	3.32x	3.29x	3.27x	3.24x	3.22x	3.19x
	-10.00%	3.36x	3.33x	3.31x	3.28x	3.26x	3.23x	3.20x	3.18x	3.15x	3.13x	3.11x
	-12.50%	3.27x	3.24x	3.22x	3.19x	3.17x	3.14x	3.12x	3.09x	3.07x	3.04x	3.02x

# **Narrative Conclusion and Analysis:**

# **IBIS World Analysis**

- o Industry Overview
- o SWOT
- o Lifecye Summary
- o Ratio Analysis of key ratios
  - Cash Conversion/turn (AR/Inv)
  - Operating Margins
  - o Profitability
  - o Debt/Leverage
  - o Liquidity

# **Include BBC Sizing if applicable**



Sponsor Financial Summary
Balance Sheet:
Cash Flow: