



MyProject

# CRE - Credit memorandum

Created on : 15-Jul-2021

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## LOAN REQUEST

Borrowers(s):	Madam Curie
Project Name:	MyProject
Property Type:	Warehouse
Credit Analyst:	Issac Newton
Credit Officer :	Albert Einstein
Date :	2021-07-10T04:00:00.000Z
Loan Amount :	4789652

SPECIFIC  
LOAN  
PURPOSE

test purpose, changed again! Yes

## TERMS

Loan Amortization: (Months)	303
Balloon Term:	60
Interest Rate:	4.3
Proposed Monthly:	\$25,937.79
Payment:	
Fees:	0
Other:	<Spaces>

LOAN AGREEMENT,LoanAgreement,STRUCTUREStructureAND CREDIT  
and Credit Enhancements

Loan Agreement Terms : test

Single Asset or

Special Purpose Entities : test

Recourse/ Guaranty test

Considerations :

Reserves and Escrows : test

# LOAN AGREEMENT, STRUCTURE AND CREDIT Market Analysis ENHANCEMENTS

<Insert contents from file "Market\_  
Analysis" - Multiple pages>

LOAN AGREEMENT,CollateralSTRUCTURESiteand AND CREDIT  
ImprovementENHANCEMENTSAnalysis

Property Address: 910 Deerfield Crossing Dr Apt 7303  
Alpharetta  
Georgia  
30004-1824

Purchase Price : \$7,250,213

SITE DETAILS

Appraised Value : \$6,500,000  
Property Type : Warehouse  
LTV Calculation : 2.45  
Reserves Required  
or Repairs  
Suggested by  
Appraiser : N/A

## COLLATERAL DESCRIPTION

<Insert contents from file  
"Collateral\_desc" - Multiple pages,  
should repeat with same page  
header>

LOAN AGREEMENT, Collateral STRUCTURE Site and AND CREDIT  
Improvement Analysis Contrn..

## ENHANCEMENTS

### PROPERTY OR SITE INSPECTION PHOTOS AND CONDITION REPORT



### APPRAISAL RECONCILIATION OF VALUE CONCLUSION

<Insert contents from file  
"App\_recon\_value" - Multiple

pages, should repeat with same  
page header>



# LOAN AGREEMENT, STRUCTURE AND CREDIT Sources of Repayment ENHANCEMENTS

Rental Income

Information :

**PROPERTY  
CASH  
FLOW**

Tenant/ Lease

Information :

LOAN AGREEMENT, Sources of STRUCTURE payment AND CREDIT  
Contrn..

ENHANCEMENTS

APPRaiser's Income Approach	Net Operating Income	:	\$6,000,000.00
	Gross Potential Income	:	4000000
	Total Operating Expenses	:	62653.07

Historic Income Approach	Net Operating Income	:	258741
	Gross Potential Income	:	258963
	Total Operating Expenses	:	369852

Under-Writer Income Values	Net Operating Income	:	258741
	Gross Potential Income	:	258963
	Total Operating Expenses	:	369852

Underwriter  
Comments

some justification

# ENHANCEMENTS

## STANDARD PROPERTY CREDIT METRICS

Debt Service Coverage Ratio	: 0.83
Maximum Sustainable Loan Amount	: \$159,263.06
Loan to Value Ratio Capitalization	: 2.45
Rate Debt Yield	: 5.40%
	: 8.00%
Break Even Rental Rate	: 263.01%
Break Even Occupancy Rate	

## ENHANCEMENTS

## INTEREST RATE SENSITIVITY ANALYSIS

[illegible]

# ENHANCEMENTS

## CAPITALIZATION RATE SENSITIVITY ANALYSIS

Up and Down 50 basis points

Capitalization Rate		Net Operating Income	
Capitalization Rate	Proposed Value of the Property		Max. Loan Amount

## ENHANCEMENTS

### PROPERTY FINANCIAL SUMMARY STATEMENT

<Insert contents from file  
"Property\_Financial\_conclusion" -  
Multiple pages, should repeat with  
same page header>

LOAN AGREEMENT, Borrower STRUCTURE Analysis  
AND CREDIT ENHANCEMENTS

Equity Contribution (Sources & Uses):

Management Information Subject Property:

# LOAN AGREEMENT, Borrower STRUCTURE Analysis AND CREDIT ENHANCEMENTS

Organizational Structure:

Reputation/Credit:



# LOAN AGREEMENT, Borrower STRUCTURE Analysis AND CREDIT ENHANCEMENTS

## Financial Overview

<Insert contents from file  
"Borrower\_Financials" - Multiple  
pages, should repeat with same  
page header>

## Liquidity

# LOAN AGREEMENT, Borrower STRUCTURE Analysis AND CREDIT ENHANCEMENTS

Secondary Sources of Repayment – Global Cash Flow  
Calculations and Discussion

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"Borrower\_Financials" - Multiple  
pages, should repeat with same  
page header>

Guarantor Financial Summary

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"Guarantor\_Summary" - Multiple  
pages, should repeat with same  
page header>

LOAN AGREEMENT, Borrower STRUCTURE Analysis  
AND CREDIT ENHANCEMENTS

Banking Relationships

Loan Policy Exceptions/Mitigation

LOAN AGREEMENT, Borrower STRUCTURE Analysis  
AND CREDIT ENHANCEMENTS

Strengths/Weaknesses & Officer Recommendation:

Additional Business to Solicit: