

ACME TECH SOLUTIONS LLC

Real Estate Collateral Documentation

Prepared for Loan Application - December 2024

Collateral Summary

Total Properties Offered:	1
Total Appraised Value:	\$425,000.00
Total Equity Available:	\$185,000.00
Loan-to-Value Ratio:	56.5%

Property #1: Commercial Office Space

Property Address:
456 Innovation Drive, Suite 200
Austin, TX 78701

Property Type:
Commercial Office Condominium

Square Footage:
2,800 sq ft

Year Built:
2018

Ownership Type:
Fee Simple - Owned by Acme Tech Solutions
LLC

Date Acquired:
March 15, 2021

Purchase Price:
\$380,000.00

Current Appraised Value:
\$425,000.00

Encumbrances & Liens

Lien Type	Lender	Original Amount	Current Balance	Monthly Payment	Maturity Date
First Mortgage	First National Bank	\$304,000.00	\$240,000.00	\$2,150.00	March 2051

Property Details

Item	Details
Legal Description	Lot 15, Block 3, Innovation Park Subdivision, Travis County, Texas

Parcel/Tax ID	01-2345-0678-0015
Zoning	C-2 (Commercial Office)
Annual Property Taxes	\$8,925.00
Insurance Coverage	\$500,000 (State Farm Commercial Policy #CF-789456)
HOA/Condo Fees	\$450.00/month (includes common area maintenance)

Appraisal Information

Item	Details
Appraisal Date	November 15, 2024
Appraiser	Johnson & Associates Commercial Appraisers
Appraiser License #	TX-1370456
Appraised Value	\$425,000.00
Appraisal Method	Sales Comparison & Income Approach

Equity Calculation

Description	Amount
Current Appraised Value	\$425,000.00
Less: First Mortgage Balance	(\$240,000.00)
Less: Other Liens	\$0.00
Available Equity	\$185,000.00

Note: Property is currently used as the primary business location for Acme Tech Solutions LLC. Owner is willing to provide a second lien position on this property as collateral for the requested business expansion loan.

Required Documentation Attached

- Copy of Deed (recorded March 20, 2021)
- Current Title Insurance Policy
- Property Appraisal Report (dated November 15, 2024)
- Current Property Tax Statement
- Proof of Insurance
- First Mortgage Statement (showing current balance)

- HOA/Condo Association Good Standing Letter

Owner Certification

I, Michael Chen, as Managing Member of Acme Tech Solutions LLC, hereby certify that the information provided above is true and accurate to the best of my knowledge. I authorize the lender to verify all information and to obtain additional documentation as needed.

Signature: _____ **Date:** December 15, 2024

Printed Name: Michael Chen, Managing Member

Acme Tech Solutions LLC | 456 Innovation Drive, Austin, TX 78701 | EIN: 84-1234567

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