

# 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)
<b>Appraisal Information</b>	
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.

<b>Required Documentation Attached</b>
<ul style="list-style-type: none"><li>• Copy of Deed (recorded March 20, 2021)</li><li>• Current Title Insurance Policy</li><li>• Property Appraisal Report (dated November 15, 2024)</li><li>• Current Property Tax Statement</li><li>• Proof of Insurance</li><li>• First Mortgage Statement (showing current balance)</li></ul>

- 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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