

Real Estate Solutions, LLC
 291 Independence Blvd.
 Pembroke 4, Suite 123
 Virginia Beach, Virginia 23462
 Ph: 757-490-9500 Fx: 757-490-8640
 Special Use Property Application
 Property Type: CHURCH

Borrower	_____
Application Date	_____
Originator	_____
Application Date	_____

Loan Information

Loan Name/Description _____

Recourse Preference Recourse Non-Recourse Negotiable

Loan Purpose Purchase Refinance Construction

If Purchase, Purch Price \$ _____ Closing Date _____

If Refinance, Loan Balance \$ _____ Interest Rate _____% Type: Fixed ___ Variable ___

Cost of Recent Improvements \$ _____ Improvements Documented? Yes ___ No ___ Unknown ___

If Constr, Constr Cost+Land \$ _____ Completion Date _____

Borrower Information

Borrower Name _____

Borrower Type Individual Corp LLC Trust Ltd or Gen Prtnrshp Other _____

Primary Contact _____ Contact Email _____

Address _____ City _____ State _____ Zip _____

Phone () _____ Fax () _____

Net Worth \$ _____ FICO Score _____ Bankruptcy: Y N ?

Property Information

Property Name _____ No. of Bldgs _____

Land Area _____ No. of Pad Sites _____

Last Appraised Value \$ _____ Last Sale Price \$ _____

Last Appraisal Date _____ Date of Last Sale _____

Property Attributes Owner-occupied ___ Hwy Access ___ Hwy Visibility ___ Corner-located ___ Avg. Daily Traffic: H M L

Type of Unit Traditional church ___ Office ___ Retail ___ Industrial ___ Mixed Use ___ Other ___

Surrounding Land Use Office ___ Industrial ___ Residential ___ High Scale Retail ___ Low Scale Retail ___ Other _____

Building Information

Building Address _____ City _____ State _____ Zip _____

Number of Stories _____ Year Built _____ Year Renovated _____ Overall Appearance: Avg ___ Above ___ Below ___

Est. Market Vacancy % _____% Gross Building Area _____ SF Net Rental Area _____ SF

List all real estate owned by the church, in addition to the main church site _____

Existing church capacity _____ Existing parking lot capacity _____ New church capacity (if applicable) _____

New parking lot capacity (if applicable) _____

Notes: Please include exterior photographs of main church site AND the appraisal (if available). DO NOT ORDER AN APPRAISAL

Church Information

Number of Sunday church services _____ Number of mid-week church services _____

Number of full-time employees _____ Number of part-time employees _____

Additional Information

Senior Pastor name _____ Age _____

Current Compensation Package _____

Attach a brief history of church and/or new member brochure

Include copies of by-laws, articles of incorporation, and IRS (501)(c)(3) Certificate (if available)

If the church is currently involved in a capital pledge campaign, please provide the following information:

-- Description of current or most recent fund raising program the church is engaged in (including date started, amount pledged the original goal of the program, the amount received to date, the amount anticipated to be received, dollar amounts of the top ten pledges, average dollar amount per pledge, and percent of regular contributions that pledged.)

Income & Expenses

Building Name _____

Item	Previous Year	Previous Year	Previous Year	Previous Year	Previous Year	YTD No of Months____	Trailing 12 Months	Adjustments	Final	Notes
Total Membership										
Income from Membership										
Average Sunday Worship Attendance										
Income from Sunday Worship										
Average Sunday School Attendance										
Income from Sunday School										
Church Day School Enrollment										
Income from Church Day School										
Other Income										
Effective Gross Income										
Real Estate Taxes										
Property Insurance										
Utilities										
Repairs and Maintenance										
Janitorial										
Management Fees										
Payroll and Benefits										
Advertising and Marketing										
Professional Fees										
General and Administrative										
Other Expenses										
Ground Rent										
Total Operating Expenses										
Net Operating Income										
Cap Ex. (Repl. Reserves)										
Extraordinary Capital Exp.										
Total Capital Items										
Net Cash Flow										

Please include Income Statements and Balance Sheets for the last three fiscal years, including interim statements with year-to-date information and a comparable period from the prior year. Also include a copy of the church's budget for the current fiscal year.