



JS MultiCapital
CORPORATION









MULTIFAMILY FINANCING - PRELIMINARY EVALUATION

Helping Apartment Investors and Managers Find The Right Financing Solutions
For Their Multifamily Properties in Cleveland, Columbus, Detroit, and Pittsburgh









Please Prepare This Information

FOR ACQUISITIONS & REFINANCES

REQUESTED FROM THE BUYER

-  Prepare **Personal Financial Statement**.
-  Prepare **Real Estate Resume** showing multifamily ownership/management experience and/or other investment experience.
-  Submit copy of the **purchase agreement or letter of intent signed by both parties; or copy of current mortgage agreement**.
-  The **property owner(s)** (business entity name and individual owner name(s)).
-  The name of the **desired management company** you plan on hiring for leasing and maintenance, and/or the custodian's name.
-  Provide preferred **desired loan amount, loan term** and **amortization**.
-  Submit existing **credit report** (if <90 days old), or complete credit report authorization.
-  Sign financing proposal and Lender's conditional approval to **proceed to loan packaging/closing**.

REQUESTED FROM THE SELLER/BROKER

-  The **name, address** and **age** of the property.
-  The **name/phone number of the property manager** or broker for a site inspection.
-  A **current rent roll** (listing unit #, tenant's name, type of unit, square footage, monthly current rent, monthly market rent, lease inception, lease expiration, housing vouchers, rent concessions or premiums).
-  Two years of **year-end financial statements and a current year interim operating statement** on the property.
-  A list of all **capital improvements** made on the property for the previous three years (include brief description and amounts).
-  A copy of a **recent tax bill** on all tax parcels.
-  A copy of the last **appraisal, structural and environmental reports, title policy** and **survey** prepared for the property, if available.
-  Copies of any **commercial or ground leases** and/or any **subordination, easement or reciprocal agreements**.

We Add Value To The Loan Process For You

We take time to discover and to understand WHY you are in the market for multifamily financing, and we offer you REAL solutions.

We ask questions about your business objectives to ensure that we advise you in the right direction and make recommendations that meet your short and long term real estate investment and financial goals.

We gather information about your property or properties to ensure that we prepare a financing proposal that meets your strategic and personal objectives, offering flexible options when needed.

We review the process and all documents with you and your staff throughout the financing process. We want all parties to know what to expect from us and any lender.

We thoroughly review all loan parameters and transaction expenses to ensure that your decision to proceed is a well-informed decision.

We work with a quality team of third party professionals who provide proven performance, and who deliver great service on time.

We help you grow your portfolio, reduce your debt service expenses, and reach your goals. It is our pleasure to have originated and serviced mortgage loans for multifamily property owners and investors since the early 1990's.

We look forward to working with you on this and future mortgage financing projects.

If you have any questions, please call.

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