COMMERCIAL REAL ESTATE CHECKLIST

Build a complete property financing request.

A starting checklist for privately held commercial property purchases, refinances and construction plans.

Property and transaction

Property address, use and ownership entity. Purchase agreement or current loan and payoff information. Requested financing amount, use of proceeds and deadline. Budget for improvements, closing costs and reserves.

Income and operations

Current rent roll and leases for investment property. Property operating statements, occupancy and lease expiration details. Tax and insurance information. For owner-occupied property, operating business financials and occupancy details.

Borrower and ownership

Entity and ownership information. Borrower financial statements and debt schedule. Equity contribution and liquidity support. Relevant property or project experience. An advisor will explain any lender-specific guarantor requests.

Property diligence

Available valuation, title, survey and environmental information. Lenders determine which new reports are required. For construction, include plans, budget, contractor information, schedule and contingency.

Questions before accepting terms

What limits proceeds: property value, income or repayment capacity? How much cash is needed at closing? What are the maturity, amortization, guarantees and prepayment terms? Which conditions affect the closing schedule?

Talk with an Alliance Capital Advisor.

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Schedule a conversation ›

General information. Requirements vary by lender and transaction. Financing approval is not guaranteed.