

# Pyramid Capital Investments Corp.

**949-833-8747**

## Project Executive Summary

**Please complete this form and fax or email to info at bottom of this form:**

Project:		Is Value Based on Appraisal? Yes ___ No ___	
Project Name:		As is Value	\$
Property Address:		Completed Value:	\$
Borrowers Name,  Address  Phone #			
Loan Amount Requested:		LTV:	
		Total Cost To Build	\$
		Loan To Cost (LTC) Based On Current Value:	%
		Loan To Value Based on Finished Value	%
Cash From Borrower Into Deal (Proof required):		Amount For Which You Can Provide Proof	
Explain Items:			
Exit Strategy: (how will our loan be paid off)		Purpose for Loan:	
Executive Summary:			
Background/History of Project:			
Market Analysis:  (specifically address forecasted absorption rates)			
Borrower's experience in this type of development:			
Legal Description:			
Current Zoning:			
Entitlement Status:			
Permits Completed:			
Permits Required:			
Cash Equity in Deal:			
Total Equity in Deal:			
Number of units Pre-sold:			
List Third Party Reports Completed:			
Development Schedule:  (List major milestones in the development of the project)			

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Loan Transaction Summary	
Conventional Loan or Hard Money Loan? Please Explain:	
What were the prior funding issues encountered by borrower (if any)?	
Where has this loan been submitted previously	
Term or Length of Loan Desired?	
Expected Interest Rate?	
Expected Lender Origination Points?	
Is Borrower requesting interest reserves?	
How many months?	
Does Borrower own property currently?	
Date of Initial Purchase:	
Purchase Price:	
Current Lien Against Property:	Lienholder: <b>Balance of Current Loan(s):</b>  <div style="display: flex; justify-content: space-around; margin: 5px 0;"> <span>1<sup>st</sup> _____</span> <span>2<sup>nd</sup> _____</span> <span>3<sup>rd</sup> _____</span> </div> <b>Lender:</b> _____  <b>Other Liens:</b> _____
Is Borrower under contract to purchase?	
YES or NO	
Amount of Earnest Money/Deposit?	
Has the Earnest Money Gone Hard?	
What is your Close Date?	
Can Close Date be Extended if Necessary?	
Date of Last Sale?	
Sales Price of Last Sale?	

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Has an Appraisal been done?	
YES OR NO	
Appraised Value:	
Date of Appraisal:	
MAI Appraisal?	
Specifically describe the collateral for the loan:	
Will the Borrower consider cross collateralizing additional assets if required?	
Will the Borrower consider a joint venture, or small equity partnership with lender if necessary?	
How many months will it take to complete the project?	
Number of Units	

<b>Use of Funds (Specifically describe how the total funds loaned will be spent): Use of Proceeds</b>

Borrower Information			
Borrower 1		Borrower 2	
Name		Name	
Company Name		Company Name	
Occupation		Occupation	
Adjusted Gross Income 2017		Adjusted Gross Income 2017	
Adjusted Gross Income 2018		Adjusted Gross Income 2018	
Adjusted Gross Income 2019		Adjusted Gross Income 2019	
Total Assets		Total Assets	
Liquidity		Liquidity	
Real Estate Holdings		Real Estate Holdings	
Net Worth		Net Worth	
Credit Score		Credit Score	
Address		Address	
Phone		Phone	
Email		Email	
Borrower 3		Borrower 4	
Name		Name	
Company Name		Company Name	
Occupation		Occupation	
Adjusted Gross Income 2017		Adjusted Gross Income 2017	
Adjusted Gross Income 2018		Adjusted Gross Income 2018	
Adjusted Gross Income 2019		Adjusted Gross Income 2019	
Total Assets		Total Assets	
Liquidity		Liquidity	

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Real Estate Holdings		Real Estate Holdings	
Net Worth		Net Worth	
Credit Score		Credit Score	
Address		Address	
Phone		Phone	
Email		Email	

Documentation Requested			
	Project Documentation Requirements		Borrower's Documentation Requirements
x	Project Pro Forma (Development, Construction, Sellout)		Personal Financial Statement
x	Cash Flow Pro Forma	x	YTD P&L and Last 3 Years Tax Returns (Business & Personal-All Schedules)
	Construction Budget		Borrower's Tri Merge Credit Report
x	Development Schedule	x	Borrower's Bio and their Company's Background
x	Use of Proceeds Schedule	x	Articles of Incorporation/Organization
x	Bio of Development Team		(Borrowers' documentation applies to all guarantors on the loan)
	Purchase Contract – if applicable		
x	Plat Map		
	Entitlement Status Documentation		
x	Comparables for Lots/Tracts of Land		
	Comparables for Homes/Commercial within 1 mile radius		
x	Appraisal – if completed		
	Preliminary Title Report		
	8 Interior/Exterior Color Photos (please insert below)		
x	Detailed Exit Strategy		

**Please provide as many photos as possible for your project.**