



AWAN CAPITAL, CORP.

Multifamily / Commercial / Hospitality & Gas Stations

Preliminary Approval Document List

The following are the minimum documentation requirements for a preliminary analysis of a commercial or multifamily property's financing request. Additional information may be required later.

PROPERTY INFORMATION SELLER TO PROVIDE

1. Profit & Loss statement for the last three years and Year to Date.
2. Copy of current Rent Roll or Lease Summary for Retail & Office.
3. Color photographs. Front, Rear, Side views and street scene.
4. Property profile.(Year built, Square footage, lot size)
5. Hospitality, please include ADR & Occupancy breakdown for 3 years & YTD.(Trailing 12)

BORROWER INFORMATION

1. Last Three Years Federal Tax Returns, complete with all schedules, including K-1's (if applicable). Returns must be signed and dated.
2. If own 20% or more of any corporation they will need three years of corporate tax returns of all corporations, Articles of Incorporations and By-Laws.
3. Year to Date Corporate & Personal Financial Statements and Balance Sheets
4. Three months of bank statements of all personal and corporate accounts.
5. Purchase transaction needs a copy of signed Purchase & Sale Agreement and Proof of Funds.
6. Schedule of Real Estate Owned.(form available)
7. Applicants for Hotel, Gas Stations, Doctors office please include your detailed resume.

GAS STATIONS. SELLER TO PROVIDE

1. Number of fueling stations, grades of gas, card readers and dispensers.
2. Three years historical Gallons Pumped & Cents per gallon margin.
3. Three years C-Store sales, square footage and profit margin, Year built.