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BROKER	Date	_____
	Name	_____
	Phone	_____
	Email	_____

Borrower Objective	The Law Offices of Raoul Severo has entered into a purchase agreement for 1420 Bella Drive, Beverly Hills, CA 90210 . The purpose of this acquisition is to develop a Spec Home with an appraised value of \$21,000,000. The cost of the project \$3,000,000 for land and \$5,000,000 for improvements. This would leave us at 38% of After Repair Value. We have 42 years experience in project management.
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Property Information	Address <u>1420 Bella Drive, Beverly Hills, CA 90210</u> Property Type <input checked="" type="checkbox"/> SFR <input type="checkbox"/> MF # Units _____ <input type="checkbox"/> Commercial: Type _____ <input type="checkbox"/> Other _____ Loan Type <input checked="" type="checkbox"/> Purchase <input type="checkbox"/> Refi <input type="checkbox"/> Cash Out Refi Value Add <input type="checkbox"/> None <input type="checkbox"/> Light <input type="checkbox"/> Heavy <input type="checkbox"/> Repurpose <input checked="" type="checkbox"/> Ground-Up <i>For cash flowing properties:</i> Gross Income: \$ _____ Expenses: \$ _____ NOI: \$ _____ Details if Stabilization Required: _____
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Loan Request	Desired Loan Amount: \$ <u>8,000,000</u> Loan Term: _____ (months) Loan At Closing: \$ <u>\$3,000,000 Land Aquisition</u> Escrow Holdback: \$ <u>\$5,000,000 Construction Draw</u> Expectations for cost of capital, broker fee, and closing date <u>December 30, 2019</u>
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Values	Purchase Price: \$ <u>3,000,000</u> Purchase Date: <u>ASAP</u> Improvements since Acquired: \$ <u>5,000,000</u> Current Value: \$ <u>21,000,000</u> Prior appraisals?: <u>\$21,000,000</u> LIENS Existing 1st: \$ <u>Free and Clear</u> Existing 2nd: \$ _____ Cash Equity: \$ _____
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Borrower Information	Borrower Names <u>The Law Offices of Raoul Severo and/or Assigns</u> Annual Income: \$ <u>500k Yrly</u> Liquid Assets: \$ <u>500,000</u> Net Worth: \$ <u>1,000,000</u> Mid FICO: _____ Any Bankruptcies?: <u>NO</u> Any Foreclosures?: <u>NO</u> Defaults?: <u>NO</u> US Citizen?: <u>Yes</u> Borrowing Entity Name and Address: <u>The Law Offices of Raoul Severo</u> <u>500 North Brand Blvd, Glendale, CA 91203</u>
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Borrower Experience	Cal Structure, Inc. is a Southern California-based general contractor. The company builds commercial, retail, medical and healthcare buildings; and multifamily residential. Additionally, Cal Structure is experienced in design-build, seismic strengthening, preservation, modernization and LEED® rated/sustainable projects. Cal Structure, Inc. has the ability to self-perform all structural and architectural related work with its own workforce including forming, placing and finishing. With extensive experience in budgeting and construction structural work. This expertise has been utilized by owner-builders, construction managers and other general contractors. Cal Structure has offices in Pasadena, CA.
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Use of Funds	Please review notes for the use of funds
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Exit Strategy	Spec Home, Sell High End Real Estate 25% below market value for quick sale.
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Internal Use Only

Borrower \_\_\_\_\_ Experience \_\_\_\_\_ Location \_\_\_\_\_ Liquidity \_\_\_\_\_ Value \_\_\_\_\_  
 Amount \_\_\_\_\_ Rate \_\_\_\_\_ Term \_\_\_\_\_ Pts \_\_\_\_\_ LTV \_\_\_\_\_ PPP \_\_\_\_\_ DD \_\_\_\_\_

