**RE Mentor Deal Submission Package**

**Property Name:** **Student:**

**Note:**

**This form needs to be completed for all properties being sent to coaches for review. Make sure you shop the competition to find out how your property competes. You can do this over the phone.**

**Also, you must send the Underwriting Template with this form.**

**Financials used to evaluate the property:**

**Current Rent Roll (Attach):**

**Current YTD (Attach):**

**Last 12 Months Annualized (Attach):**

**Last 3 Years Actual (Attach):**

**Performa Numbers were not used (Y/N):**

**The "Income and Operating Expense Used and Why Form (Y/N)**

**How will you fund the escrow ?**

**How will you fund the down payment and closing costs?**

**How many units do you currently own in this market?**

**Has a LOI been submitted (Y/N)**  **Is a P&S in Review (Y/N)**

**IS there an executed P&S (Y/N)**

**Property Type**  **Property Name**

**Property website** **PM phone #**

**Property address**

**City** **State**  **County**

**Name of Owner or Lender (Bank Owned)**

**Phone Number** **Contact Name**

**RE Brokers Company**

**RE Broker Name**  **Phone**

**Price Listed**  **DOM**

**Offer Price**

**Property History**

**Year Built**  **Last Time Rehabbed or Major Renovation**

**Note A property should be rehabbed every 15 years**

**Terms of existing debt including if assumable and any prepayment penalty information**

**1st Mortgage Lender**  **Balance**

**Annual Debt Service**  **Current (Y/N)**

**Past Due Amount**

**2nd Mortgage Lender**   **Balance**

**Annual Debt Service Current (Y/N)**

**Past Due Amount**

**In Foreclosure: (Y/N)**   **Sale Date**

**Has Bankruptcy Been Filed?** **(Y/N)**  **Type**:

**Seller Financing Available (Y/N**)

**Describe**

**All Cash Required (Y/N)**

**Summary (what makes this a good deal): Send as an attached WORD Document**

**Exit Strategy**

**Value play(s) Send as an attached WORD Document, describe in detail and potential financial impact:**

**Value Play #1**

**Value Play #2**

**Value Play #3**

**Construction Type (Siding, Roof, Heating System, etc):**

**Utilities (All Bills Paid, Rub System, or Bill Back):**

**List Deferred Maintenance**:

**Class of Property:**  **Class of Neighborhood:**

**Unit Mix Should be 2 to 1 ratio the number of 2 bedrooms+ for every 1 bedroom**

**Mix Studio’s** **1 Bedroom**  **2 Bedroom**  **3 Bedroom**

**Size (sq. ft.)**

**Current Rents:**

**Current Occupancy:** **Price/Unit**  **CAP Rate**  **COC Return:**

**Asking Price:**  **Offer Price:** **Strike Price**:

**Market Occupancy:**

**Market Selling Price/Unit**:

**Market Selling Cap Rate:**

**Competition Rents (3 Closest Competitors): You can ask broker for nearest Competition**

**Property 1**

**Property 2**

**Property 3**

**MISSING DATA Reason why it is missing**

**Disclosure of any Environmental Issues**