

OFFICE COMMERCIAL REAL ESTATE

SIMPLIFIED

A structure used primarily for the conducting business relating to administration, clerical services, consulting, and other client services not related to retail sales. Office buildings can hold single or multiple firms.

Office buildings are usually loosely grouped into one of three categories: Class A, Class B, or Class C.

- **Class A:**

- A building with nine or more floors and at least one elevator that usually has 100+ units.
- Contains high-quality standard finishes, state-of-the-art systems, exceptional accessibility and a definite market presence.

- **Class B:**

- Competes for a wide range of users with rents in the average range for the area.
- Building finishes are fair to good for the area and systems are adequate, but the building does not compete with Class A at the same price.

- **Class C:**

- Buildings competing for tenants requiring functional space at rents below the average for the area.

***Owner Occupied vs Investment Property:**

Documents required to underwrite office buildings depend on whether the office building is owner occupied or and investment property. While owner occupied properties almost always require full-recourse underwriting, income producing investment properties are most likely to be non-recourse. With full-recourse underwriting the entire financial profile of the owners are evaluated on a global basis.

REQUIRED DOCUMENTS

- Brief Description of Loan Request
- Description of Subject Property
- Sources and Uses of Funds
- Borrower's personal financial statement
- Copy of borrower's last 3 years personal federal tax returns (all pages required)
- Copy of borrower's last 3 years business federal tax returns (all pages required)
- Borrower's business year-to-date Profit & Loss Statement (date ending within last 60 days)
- Borrower's business debt schedule
- Rent Roll (if any tenants)
- Borrower Resume
- Digital Photos of Subject Property
- Purchase Contract (if applicable)
- Business History & Description
- Copy of last appraisal (if available)
- Copy of most recent mortgage statement



If new construction, the following is also needed:

- Proposed Unit mix
- Letters of intent to lease and/or signed pre leases (if investment)
- Feasibility/Market Study
- Property Renderings
- 3-Year Projections
- Construction Contract and Budget
- Purchase Sale Agreement for land if under contract or Land settlement statement
- Timeline of Completion

Call Pioneer Realty Capital at **682-518-9416**, and see why multiple options matter!

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682.518.9416 or www.PioneerRealtyCapital.com
701 Highlander Blvd., Ste. 520 Arlington, TX 76015

OFFICE COMMERCIAL REAL ESTATE

REQUIRED DOCUMENTS (INVESTMENT PROPERTY)

- Brief Description of Loan Request
- Description of Subject Property
- Complete Sources and Uses of Funds
- Borrower's personal financial statement
- Property Operating Statement
- Borrower Resume (for all partners if applicable)
- Digital Photos of Subject Property
- Purchase Contract (if applicable)
- Copy of last appraisal (if available)
- Copy of most recent mortgage statement (for refinance)
- Purchase and Sale Agreement, if the loan is for a purchase
- Rent Roll (to include leasing concessions and scheduled tenant improvement)



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WHY PIONEER

YOUR GATEWAY TO CAPITAL MARKETS

- Expert advisory service
- Over 790 institutional investors
- In-house underwriting and approval



Pioneer Realty Capital provides commercial real estate owners and investors with access to the full range of CRE financing solutions. We offer multiple options for funding your loan requests, flexible financing terms, and competitive interest rates. Our flexible capital structures are designed to address financing challenges often experienced by owners and investors.

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