

# RETAIL COMMERCIAL REAL ESTATE

## SIMPLIFIED

Retail property is a commercially zoned property used solely for business purposes, the actual selling of the product. These include retail stores, malls, shopping centers and shops.

Generally, businesses that occupy commercial real estate often lease the space. An investor usually owns the building and collects rent from each business that operates there. However, there are “retail shop” owners that own their place of business.

Typical retail property types include:

- **Malls:** Shopping areas, typically enclosed, that often leverage anchor stores, theaters and heavy apparel tenants. Their size ranges generally range from 400,000 to 2,000,000 square feet.
- **Lifestyle centers:** Essentially, this are malls without roofs. They offer the same tenant line-up and usually cater life-style dynamics of the surrounding community. Their size ranges from 150,000 to 500,000 square feet.
- **Factory outlets:** A retail store that sells discounted price items that are irregular, outdated or have been produced in excess quantities. A factory outlet store specializing in selling goods from a particular business might be located in physical proximity to its manufacturing facilities or in association with other factory outlet stores.
- **Power centers:** A power center generally has several smaller, inline retail stores, but is distinguished by the presence of a few major box retailers, such as Wal-Mart, Lowes, Staples, Best Buy, etc. Each big box retailer usually occupies between 30,000-200,000 square feet, and these retail centers typically contain several out parcels.
- **Community centers:** Community retail centers are normally in the range of 150,000-350,000 square feet. Multiple anchors occupy community centers, such as grocery stores and drug stores. Additionally, it is common to find one or more restaurants located in a community retail center.
- **Neighborhood centers:** Generally a straight-line strip center with a grocery store anchor, sometimes a drugstore, and other small retailers. It caters to shoppers in the immediate neighborhood for convenience items, such as laundry, hair and nail care, video rental, tanning salons, mail and package stores, and gift items.
- **Convenience centers:** These are very small properties, less than 30,000 square feet, filled with convenience-based retailers; such as nail shops, dry cleaners drug stores, etc.

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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](http://www.PioneerRealtyCapital.com)  
701 Highlander Blvd., Ste. 520 Arlington, TX 76015

# RETAIL COMMERCIAL REAL ESTATE

## REQUIRED DOCUMENTS (OWNER OCCUPIED)

- 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 (for refinance)



If new construction, the following is also needed:

- 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

## 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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