

WAREHOUSE COMMERCIAL REAL ESTATE

SIMPLIFIED

Industrial buildings are used to facilitate the industrial operations of a variety of tenants. Typically, these buildings are housed in urban areas, and flank major transportation routes. It's not uncommon for these industrial buildings to be grouped together in a common area referred to as industrial parks.

Industrial properties include manufacturing facilities, warehouses, distribution centers, and research & development space. Manufacturing and R&D properties tend to be build-to-suit buildings that can be difficult to "re-tenant" without extensive modifications, while warehouses and distribution centers can be more generic buildings.

Categories of industrial buildings include.

- **Heavy manufacturing:** This category of industrial property is really a special use category that most large manufacturers would fall under. These types of properties are heavily customized with machinery for the end user, and usually require substantial renovation to re-purpose for another tenant.
- **Light Assembly:** These structures are much simpler than the above heavy manufacturing properties, and usually can be easily reconfigured. Typical uses include storage, product assembly, and office space.
- **Flex warehouse:** Flex space is industrial property that can be easily converted and normally includes a mix of both industrial and office space.
- **Bulk Warehouse:** These properties are very large, normally in the range of 50,000-1,000,000 square feet. Often these properties are used for regional distribution of products and require easy access by trucks entering and exiting highway systems.

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



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WAREHOUSE 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:

- 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

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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