



Commercial Lending

Acquisition, refinance & bridge capital for income-producing property.

BORROWER & ENTITY

- Government-issued photo ID — all principals/guarantors
- Entity documents: Articles, Operating Agreement, EIN letter
- Certificate of Good Standing
- Personal Financial Statement — each guarantor (≥20%)
- Schedule of Real Estate Owned

FINANCIALS

- Business tax returns — last 2–3 years
- Personal tax returns — last 2 years (each guarantor)
- Year-to-date P&L and Balance Sheet
- Business bank statements — last 3 months
- Existing debt schedule

PROPERTY

- Purchase contract or Letter of Intent
- Current rent roll & trailing-12 operating statements
- Property photos & interior/exterior condition notes
- Appraisal and/or Phase I environmental (if available)
- Evidence of property insurance

DEAL

- Use of funds / sources & uses
- Executive summary or investment thesis

BEGIN YOUR CONSULTATION

Start your financing at regalgroupintl.com