



LASR® is a Commercial Property Analysis and Mortgage Banking software system that assists in Investor Due Diligence, Broker Pricing Opinions, Underwriting for financing and real estate portfolio analysis. Our team of underwriters or advisors are professionals in:

- Commercial & Multifamily Acquisitions, Brokerage and Lending
- Broker Pricing Opinion of Value or Comparable Market Analysis (CMA's)
- Pre-REO Solutions
- Asset Management & Portfolio Assessment
- Structured and Bridge Financing
- Loan Modification Short Pay Sales

Please provide as much information that you have available in order to complete our analysis and provide you with your request. If you have alternative documentation such as a current rent roll and prior two (2) to three (3) years income & expense operating statements, please send via fax or e-mail.

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**FOR OUR EXPRESS ANALYSIS, PLEASE PROVIDE THE INFORMATION IN THE YELLOW SHADED FIELDS OUTLINED BELOW.**

**APARTMENT PROFESSIONAL DUE DILIGENCE FORM**

Contact:		E-MAIL:	
Phone:		FAX:	
Project Name:			
Property Address			

*Sample Rent Roll Summary (Alternative Documentation: attach a current rent roll)*

# UNITS	APARTMENT UNIT MIX:	LOW RENT	HIGH RENT	MKT RENT	UNIT SIZE
20	2 Bdr / 2 Bath	\$750	\$950	\$950	900 Sq Ft

# UNITS	APARTMENT UNIT MIX:	LOW RENT	HIGH RENT	MKT RENT	UNIT SIZE

<b>Total # Units</b>	<b>Comments:</b>
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**NOTE: Input in Yellow Cells Only!**

	CURRENT	MARKET	***Annual Operating Expenses	
*Total Scheduled Monthly Rents:			Taxes	
Laundry Income:			Other Taxes	
Other:			Insurance	
Other:			Gas	
Other:			Electric	
TOTAL MONTHLY INCOME:			Water & Sewer	
TOTAL GROSS POTENTIAL INCOME:			Trash	
* Total current rents including manager apartment & vacant units (100% total potential income).			Repairs / Maint	
			Gardening	
# UNITS VACANT			Administration	
YEAR BUILT:			Professional Mgt	
GAS UTILITIES		(Master or Separate Meters)	Resident Manager	
ELECTRIC UTILITIES		(Master or Separate Meters)	Payroll & Salaries:	
POOL				
ELEVATOR				
TYPE OF PARKING				

\*\*\* Attach current rent roll and prior 2 to 3 years income & expense operating history.

Total: \_\_\_\_\_

**PROPERTY AMENITIES / COMMENTS**

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**OPTIONAL PROPERTY INFORMATION FOR COMPLETE INVESTMENT SUMMARY**

LAUNDRY ROOM:		# OF PARKING SPACES:	
RENT CONTROL:		GAS OR ELECTRIC HEATING	
LOT SIZE:		GAS OR ELECTRIC COOKING	
# STORIES:		GATED ENTRY	
# BUILDINGS:		SECURED PARKING	
ZONING:		TOTAL BUILDING SQ FT	

**INVESTOR DUE DILLIGENCE CHECKLIST (Recommended for Financing Analysis)**

The following questionnaire checklist will assist you in the due diligence process and is only optional, however, However, this information is recommended for professional investor due diligence.

- Copy of current rent roll including tenant name, move in dates, current rent and lease expirations
- Copy of the 2007, 2008 & 2009 (Year to Date) Operating History (Income & Expense Statement)
- How many vacant units? \_\_\_\_\_
- Are there any rent concessions or move in specials? \_\_\_\_\_

