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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.

Fax: (310) 362-8989  
E-Mail: [lee@wilshirefp.com](mailto:lee@wilshirefp.com)

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

**MIXED-USE (Apartments & Commercial) PROFESSIONAL DUE DILIGENCE FORM**

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

<i>Sample Apartment Rent Roll Summary (Alternative Documentation: attach a current rent roll)</i>					
# UNITS	APARTMENT UNIT MIX:	LOW RENT	HIGH RENT	MKT RENT	UNIT SIZE
3	1 Bedroom / 1 Bath	\$650	\$750	\$750	600 to 700 Sq Ft

# UNITS	APARTMENT UNIT MIX:	LOW	HIGH	MKT RENT	UNIT SIZE
SUITE #	TENANT NAME (Commercial Space)	RENT	SQ FT	Lease Begin	Lease End
<b>Total # Units</b>					

<b>NOTE: Input in Yellow Cells Only!</b>		CURRENT	MARKET	<b>***Annual Operating Expenses</b>	
*Total Scheduled Monthly Rents (Apartments):				Taxes	
*Total Scheduled Monthly Rents (Commercial):				Other Taxes	
Laundry Income:				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					
Total Sq Feet of Commercial Space?					
Total Income of Commercial Space?				<b>Total:</b>	

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

**PROPERTY AMENITIES / COMMENTS**


**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)**

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 Commercial units? \_\_\_\_\_
- How many vacant Apartment units? \_\_\_\_\_
- Are there any rent concessions or move in specials? \_\_\_\_\_

**INVESTOR DUE DILLIGENCE CHECKLIST (Optional)**

- How many non-conforming (bootleg) units?
- What is the age of the roof?
- What is the roof type? (Flat, pitched, etc.)
- What is the age and condition of the plumbing?
- Is the plumbing copper or galvanized?
- Are the smoke detectors battery or hard wired?
- What is the age of the electrical?
- What is the condition of the structure & foundation?
- How many water heaters or boilers?
- Is the heating gas fired or electric? Who pays?
- What is the resident manager compensation?
- Does the resident manager also receive free rent?
- Does the resident manager also receive a salary?
- What are the duties of the resident manager?
- What other Payroll & Salaries expense do you have?
- What is the monthly expense for Landscaping?
- How many apartment have turned over in prior year?
- List of recent Capital Improvements & Replacements:
- Are there any section 8 or subsidized tenants?
- Condition and age of elevator (if applicable)?
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

	Replaced	
Click Here to select		
	Renovated	
Click here		
Click here		
	Replaced	
Click here		
Click here	How Much?	
Click here	How Much?	
Click here	How Many?	



**WILSHIRE**  
FINANCE PARTNERS

1990 South Bundy Drive, Suite 630 | Los Angeles | California | 90025



Lee O'Donnell, Senior Underwriter  
 Wilshire Finance Partners  
 1990 S. Bundy Drive, Suite 630  
 Los Angeles, CA. 90025  
 (310) 736-1370 Local (866) 575-5070 Toll free  
 (310) 362-8989 Fax  
 lee@wilshirefp.com  
 www.WilshireLenders.com