

FHA 221(d)(4) Loan Analysis for New Construction/ Substantial Rehab Checklist



PROPERTY INFORMATION

- Project name
- Project location
- Description of project (type of construction, # of buildings, elevators, etc.)
- Amenities/Common areas
- Details on commercial space, if any
- Details on other sources of funding (tax credits, grants, etc.)
- Any third-party reports that have been completed

OPERATING PROFORMA

- Unit mix, including: Unit types with number of bedrooms/bathrooms, unit square footage, using current market rental rates
- Projected stabilized occupancy
- Breakout of ancillary income
- Breakout of commercial income, if any
- Detailed stabilized operating expenses at current market levels
- HAP contract (if applicable)
- Three years of prior operating history, if any

SITE INFORMATION

- Evidence of site control (purchase contract)
- Estimate of the as-is land value
- If the land is already owned, balance of existing debt
- If the land is to be acquired, the acquisition price

CONSTRUCTION

- Detailed hard cost budget, inclusive of costs related to site improvements, structures, contractor general conditions, contractor overhead, contractor fee, etc.
- Detailed soft cost budget, reflecting all soft costs required to build the project, including architect fees, tap/impact fees, permit costs, taxes during construction, etc.
- Anticipated construction period
- Projected unit absorption rate and estimate of operating deficit

DEVELOPMENT TEAM

- Name of Borrower
- Name and experience of Sponsor
- Name and resume of the General Contractor (if available)
- Name and resume of the Architect (if available)
- Name and resume of the Management Agent (if available)
- Details regarding any identities of interest that exist between the sponsor and other entities involved in the transaction (General Contractor, Management Agent, Commercial tenant, etc.)
- REO (Real Estate Owned Schedule) for major principals

Notes

Call LSG Lending Advisors for a Free Consultation - 888.235.3102