

COMRESINVESTMENTS

A DIVISION OF SIMMONS ROAD ENTERPRISES, INC.

502 S. KINGS AVE., BRANDON, FL 33511

OFFICE: (813) 655-6333

FAX: (813) 865-7140

E-MAIL: COMRESINVEST@AOL.COM

REFERENCE: ALPHA OPPORTUNITIES INTERNATIONAL, INC.

EXECUTIVE OVERVIEW FORM

Please use this form and fax/e-mail it back to us. This mandatory form will help underwriting reduce the time to process your funding request and provide you with a fast response regarding your project.

IMPORTANT: All questions must be answered in order for your request to be processed.

1). Full Legal Name of Loan Applicant (of the actual borrower...not of a broker, consultant etc... or this form will not be processed) Always include the full exact legal name and type of entity of the borrowing company (Corporation, LLC, Sole Proprietor, Partnership, etc.):

Name: _____ Entity Type: _____
Address _____
City _____ State/Province: _____ Zip: _____
Phone _____ Fax _____ Mobile _____
Email _____

2.) Brief Profile of project:

3). Exact Location of project:

4). Venture type: (Acquisition, Purchase, Construction/Development, Merger, Buyout, Asset based loan, etc)

5). Funding Amount (US Dollars):

What is the amount of the funds the applicant actually needs for the project, what % of the total project cost does this represent, and when do you absolutely have to have the funds?

Amount: \$ _____ % of costs _____ When? _____

6.) Are you requesting debt? ___ Equity ___ or Both ___ JV ___

If both, how much for debt? _____ and how much of equity? _____

If its a real estate development: what are the hard cost for all phases? \$ _____

What are the soft cost for all phases? \$ _____

How much of your own money (hard cash) have you put into this project? _____

Do you have control of the Land or property? Yes ___ No ___

How did you get control of it? _____

And for how long? _____

Do you have an executed purchase contract for the project/property? Y ___ No ___

- 7.) Are you in need of 100% Financing? Yes ___ No ___
8.) Would you consider a Joint Venture? Yes ___ No ___
8A). Do you know your credit score? Yes ___ or No ___ If yes, what is it? _____

Would you consider giving up a percentage of equity ownership in this project to a joint venture, if it was the only way to get approved? Yes ___ No ___ and if yes, up to what percentage of ownership would you give up? _____%

- 9.) Do you currently have appraisal, feasibility,, environmental study report on the subject property? Yes ___ No ___

Please list what you currently have on hand of the above reports. _____

If not, are you prepared to pay for these necessary costs Yes ___ No ___
Do you have evidence that this project conforms to the zoning requirements? Yes ___ or No ___
Are there any environmental issues? Yes ___ No ___ If so, what are they _____

- 10.) Current Value of the subject property as-is TODAY: (please be objective)

Value of the property \$ _____ Last appraisal date: _____
Are there any liens on the property? Yes ___ or NO ___
1st lien balance \$ _____ 2nd lien balance \$ _____

- 11.) Value when completed if applicable: (please list both appraisal and sellout value)

Appraisal at completion: \$ _____ Sellout: \$ _____

- 12.) Brief summary of the use of funds you are seeking. _____

- 13.) Borrower's breakdown of cash investments into the project: _____

- 14.) Does the borrower own other real estate? Yes ___ or No ___ If yes, How many _____
And what is the total value? _____

- 15.) Have you been turn down by other funding sources or not help with their performance? Yes ___ or No ___ If yes, please explain _____

- 16.) Loan Payoff Strategy (what is the exit or payoff strategy and source of repayment of the funding request?)

- 17.) Will you be able to come up with following items to include in your loan package for submission? Detail Executive Summary/Business Plan, Title, Appraisal, Loan Application, Appropriate property surveys, inspection, etc. as required by the lenders. Yes ___ or No ___.

- 18.) Additional Comments:

Please include any additional information that would make this project more appealing to a lender and/or Joint Venture Partner:

ONCE COMPLETED e-mail back to comresinvest@aol.com