

FIRST INTERNATIONAL EXCHANGE GROUP, INC.

6632 Telegraph Rd. Suite 231 Bloomfield Hills, Michigan 48301 , USA TEL: (248) 737-9300 FAX: (248) 737-9301
E-MAIL: dddalaly@aol.com

NINE POINT SUMMARY OUTLINE

for

PROJECT (NEW CONSTRUCTION) FINANCING

1) **PRESENTATION OF PROJECT OWNER/BORROWER:**

- **Company name:**
- **Address:**
- **Telephone:**
- **Fax:**
- **E-mail:**
- **Website:**

- **Main Activities: (Example – Hotel or Housing Developer/Management, Building Company, Manufacturer, etc., give brief description)**

- **Authorized Capital in Local Currency:**
- **Paid up Capital in Local Currency:**

- **Shareholders' Names with Percentage of Shareholding:**

Mr./Mrs. %
Mr./Mrs. %
Mr./Mrs. %
	100 %

- **Board of Directors and Officers' Names:**

Mr./Mrs.	Chairman/President/CEO
Mr./Mrs.	Director/Vice President
Mr./Mrs.	Director/Sec'y/Treasurer
Mr./Mrs.	Director

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2) PROJECT DESCRIPTION, LOCATION AND SITE:

- **Name of Project:**
- **Description of Project:** (Give complete but concise description of Project. Note – this may take a page or more if necessary.)
- **Land Area:** (Example – 5.4 hectares or 54,000 square meters or 13.34 acres, etc. of approved, zoned area, land use permits, etc.)
- **Exact Location and Address:**
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3) BREAKDOWN OF MAIN PROJECT COMPONENTS:

	LOCAL CURRENCY	U.S. DOLLARS
• Current Property Value “as presently is”
• Development Cost *
• All Fees and Expenses
• Unforeseen/Contingencies
• Interest on Loan During Development Period
• Financial Charges **
• TOTAL COST OF PROJECT

* Note – “Development Cost” includes costs of Infrastructure, Construction, and FF&E

** Note – Financial Charges are 3.0% for loans of US\$ 5.0 Million to US\$ 14.9 Million
For loans of US\$ 15.0 Million and up, Financial Charges are 4.5%

• **BREAKDOWN OF EXISTING DEBTS/LOANS:**

(Give complete breakdown and to whom/banks/lenders owed)

4) TYPE OF LOAN REQUESTED: PROJECT FINANCING

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5) LOAN AMOUNT REQUESTED:

(Give amount in Local Currency, if applicable, and in U. S. Dollars)

- **USE OF LOAN PROCEEDS – (as may be applicable). Note – The LOAN AMOUNT MUST equal the TOTAL DISBURSEMENTS :**

	LOCAL CURRENCY	U.S. DOLLARS
• Pay Off Existing Debts/Loans
• Development Cost
• All Fees and Expenses
• Unforeseen/Contingencies
• Interest on Loan During Development Period
• Financial Charges @ 3.75% of Loan Amount
• TOTAL DISBURSEMENTS

6) LOAN PERIOD REQUESTED:

(Example: A maximum of TEN (10) YEARS including a construction period of up to TWENTY FOUR (24) months with Straight Line Amortization of Principal thereafter)

7) AVAILABILITY OF EQUITY:

- **AMOUNT OF NECESSARY HARD EQUITY:**

LOCAL CURRENCY	U.S. DOLLARS
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(Note – Compute as Total Cost of Project Less Loan in Local Currency and U.S. Dollars)

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• **BREAKDOWN OF EQUITY PRESENTLY AVAILABLE:**

Current "as presently is" Property Valuation
Less Existing Debts/Loans	-
Net Equity in Property
Plus Cash Already Invested, if any	+
Plus Cash Injection, from Borrowers, if required	+
TOTAL EQUITY PRESENTLY AVAILABLE

8) **SECURITY/GUARANTEES/GUARANTOR/COLLATERAL OFFERED:**

- First Charge Position on All Projects (First Mortgage)
- Corporate Guarantee
- Personal Guarantee(s) of Major Shareholder(s)

9) **EXISTING FEASIBILITY/VIABILITY STUDY AND UPDATED APPRAISAL:**

- Date and Author
- Updated Valuation of the Property "as presently is"

LOCAL CURRENCY

U.S. DOLLARS

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REAL ESTATE LOAN APPLICATION REQUIREMENTS

A. Initial Evaluation

Refinance or acquisition of existing facility. Please provide the following:

- (1) Operating Statement / Profit & Loss (Revenue & Expense Summary)

* Last year end / last 3 years / and interims

- (2) Tenant rolls.

* Summary of leases, start, end, options, sq. ft., unit, etc.

- (3) Loan amount, use of funds details.

New Project / Development / New Construction

- (1) Proforma projections, Revenues and Expenses.

- (2) Collateral / Credit Enhancements, etc.

- (3) Equity / status of real estate ownership

* Purchase agreement / Option / In negotiation

B. **Our Response** to an executive Summary providing the above information will receive our immediate attention, review and response.

- (1) If the request appears acceptable and of interest we can respond with a Letter of Interest within 24-48 hours.

- (2) The Letter of Interest:

- (a) will acknowledge receipt of the loan request.

- (b) demonstrate an interest in the project.

- (c) list recent loan terms (NOT A COMMITMENT)

* usually a range of interest rates, term of loan,
amortization for recent loans or similar types of projects.

- (d) request any additional information, documents, etc.

- (e) Identify any application fee

* fully refundable except for reasonable costs and fees for processing, professional services, etc. necessary to

to complete the due diligence.

C. The list of financial information, credit history, project information will provide the applicant with more complete details of the due diligence requirements for various types of projects. The loan parameters will of course depend upon the type of project, age, revenue and expense history, condition and deferred maintenance, borrowers complete credit history, other projects, demographic studies, appraisals, environmental and engineering reports and other reasonable pertinent information **customarily relied upon by lending institutions.**