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Schedule of Real Estate Owned

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Every property you own, one per row, with debt, income and the ratios a lender computes from them. Totals show portfolio equity, leverage and coverage.

SREO

Real estate owned as of a single date.

Column	What goes in it
Property address	Text.
Type	SFR, 2-4, 5+, mixed-use
Units	Whole number.
Titled in (entity)	Text.
Ownership %	Percentage.
Date acquired	Date.
Purchase price	Dollar amount.
Current value	Your estimate; say how you got it
Lender	Text.
Loan balance	Dollar amount.
Rate	Percentage.
Maturity	Date.
Monthly P&I	Dollar amount.
Monthly taxes + insurance	Dollar amount.
Monthly gross rent	Dollar amount.
Annual NOI	Dollar amount.
Occupancy	Percentage.

Column	What goes in it
Equity	Calculated by the sheet.
LTV	Calculated by the sheet.
DSCR	Calculated by the sheet.

The workbook ships with one sample row to show the format, plus 30 blank rows.

Computed for you:

- Portfolio value
- Total debt
- Portfolio equity
- Portfolio LTV
- Portfolio DSCR (NOI / annual P&I)
- Loans maturing within 24 months

How to fill it in:

- List every property, including ones owned free and clear and ones held in other entities. Lenders compare this schedule to the credit report and to public records.
- Ownership % matters. A 25% interest in a building is not the same exposure as 100%.
- A maturity inside 24 months is worth a note: say whether you plan to refinance, sell or pay it off.
- Sample row is illustrative. Delete it before sending.

Sponsor net worth, liquidity and experience minimums are underwritten file by file, ask your loan officer. The schedule is how a lender judges all three, so make it complete.

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Financing a 2-4 unit or 5+ unit rental building? Get Multifamily DSCR Terms from Jaken Finance Group: jakenfinancegroup.com/dscr-loan-request/ · (833) 264-7776

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