

Financing request brief

WORKING DRAFT - Open items require reconciliation before lender review.

Harborview Precision Fabrication LLC

Prepared October 28, 2026 (Central) | Prairie Harbor Commercial Bank (fictional)

FINANCING REQUESTED	TOTAL PROJECT COST	BORROWER CONTRIBUTION
\$300,000	\$360,000	\$60,000

Item	Request detail
Requested facility	Requested seven year equipment term loan; lender pricing and amortization remain unconfirmed
Funding timing	November 2026 after lender review and vendor confirmation
Proposed collateral	Proposed security is the newly purchased fabrication machine with vendor price \$280,000 before installation.

Business and financing purpose

Founded in 2018, this fictional company fabricates metal assemblies for regional packaging-equipment manufacturers. Purchase and install a fabrication machine and fund initial working capital.

Primary repayment

Recurring operating receipts from fabrication contracts are the primary repayment source.

Payment reconciliation needed. The supplied payment does not support the stated structure. Cash remaining and downside figures below use that unresolved input; payment ratios are withheld until it is reconciled.

Business cash before debt	Planning business payments	Planning cash after payments
\$180,000	\$78,000	\$102,000

Historical annual basis: January 1, 2025 - December 31, 2025. Household support is separate. Source locations and calculation details follow in Sections 2-4.

Priority items for the lender discussion

1. Payment structure: \$42,000/year for 7 years totals \$294,000, below requested principal before interest.
2. AR aging does not reconcile: Receivables aging differs from the balance sheet by \$5,000.
3. Explain past-due balances: \$35,000 reported more than 90 days past due.

CLR provides preparation support. The lender independently verifies information and makes all credit decisions. Detailed source evidence is available in a separate PDF; include it in the lender bundle when needed.

1. Borrower and financing plan

Item	Request detail
Legal borrower / location	Harborview Precision Fabrication LLC 1200 Example Industrial Way, Springfield, IL 62701 (fictional)
Ownership / guarantors	Maya Chen owns 100 percent of Harborview Precision Fabrication LLC (synthetic). Expected guarantors: Maya Chen (synthetic)
Borrower contact	Maya Chen, Managing Member and 100 percent owner maya.chen@example.invalid +1 202-555-0142
Business / filing status	Existing business LLC Borrower states returns are filed

Business background and management

Founded in 2018, this fictional company fabricates metal assemblies for regional packaging-equipment manufacturers. It has 14 employees, leases a 12000 square foot shop and invoices commercial customers on 30 to 60 day terms. Its largest customer represents 28 percent of sales. Maya Chen has 15 years of fabrication operations experience and supervises production and sales. A contracted bookkeeper closes monthly accounts. Maya owns 100 percent of the company and is the expected guarantor.

Sources and uses of funds

Project cost / use	Amount	Funding source	Amount
Fabrication machine	\$280,000	Requested financing	\$300,000
Installation and training	\$40,000	Borrower contribution	\$60,000
Initial working capital	\$40,000	Other funding	\$0
Total project costs	\$360,000	Total funding sources	\$360,000

Sources and uses balance. Quotes and funding availability remain unverified.

Existing debt and payment changes

Existing equipment debt of \$150,000 remains outstanding. Annual principal and interest payments are \$36,000. Proposed financing does not refinance this debt.

Proposed collateral and liens

Proposed security is the newly purchased fabrication machine with vendor price \$280,000 before installation. Existing equipment is subject to a fictional first lien securing the continuing \$150,000 debt. Vendor price is not appraised liquidation value. Lien searches, serial numbers, insurance and lender advance rates remain outstanding.

2. Financial performance and position

Harborview Precision Fabrication LLC | Historical

Financial measure	2024	2025	Jan-Sep 2026 (interim)
Revenue	\$1,600,000	\$1,920,000	\$1,580,000
Net income	\$120,000	\$160,000	\$138,000
Net income margin	7.5%	8.3%	8.7%
Illustrative EBITDA	\$188,000	\$250,000	Not fully mapped

Sources: D002; D003; D004

2025 revenue changed 20% from 2024.

Interim figures cover only their stated period and have not been annualized or compared with a full year. EBITDA is net income plus mapped depreciation, amortization, interest and income tax expense; an unknown component is not zero.

Latest financial position | September 30, 2026

Harborview Precision Fabrication LLC

Balance-sheet measure	Amount
Cash	\$78,000
Accounts receivable	\$180,000
Accounts payable	\$96,000
Total assets	\$690,000
Total liabilities	\$310,000
Total equity	\$380,000

Sources: D005

Receivable aging, book-to-tax differences and other supported exceptions appear in Section 5. These balances do not establish collectability, unrestricted cash or collateral value.

3. Business repayment capacity

Historical | January 1, 2025 - December 31, 2025

Payment reconciliation needed. The supplied payment does not support the stated structure. Cash remaining and downside figures below use that unresolved input; payment ratios are withheld until it is reconciled.

Earnings to business cash flow

Cash-flow component	Annual amount
Net income	\$160,000
+ Depreciation	\$36,000
+ Amortization	\$0
+ Interest expense	\$24,000
+ Income tax expense	\$30,000
= Illustrative EBITDA	\$250,000
- Cash taxes	\$30,000
- Maintenance capital expenditures	\$20,000
- Working capital increase	\$20,000
= Business cash flow before debt payments	\$180,000
- Existing business debt payments	\$36,000
- Proposed annual financing payments	\$42,000
= Business cash after payments	\$102,000

Sources: D003; D011, Delimited rows, line 8; D008, Sheet: Source data, line 7; D012, Document paragraphs and tables, line 13

The labelled adjustments reconcile to the supplied business cash-flow amount. Their cash treatment and recurrence remain unverified.

Business cash / payment ratio withheld pending repayment reconciliation.

Proposed payment assumptions

\$42,000 per year for 7 years totals \$294,000, below the \$300,000 requested principal before interest. Explain any balloon, varying payments or different amortization; no fully amortizing schedule has been established.

4. Guarantor support and combined cash flow

Historical | January 1, 2025 - December 31, 2025. Household income and personal cash are shown separately from business repayment. Availability to the borrower has not been established.

Planning figures below use unresolved repayment inputs. Reconcile the source amounts and proposed schedule before relying on them.

Guarantor / household source	Nonbusiness income	Personal outflows incl. debt	Net household cash
Maya Chen	\$72,000	\$54,000	\$18,000

Maya Chen: taxes \$12,000; living expenses \$36,000; other commitments \$0; personal debt payments \$6,000. Disclosed contingent guarantees: \$150,000 (balance, not an annual payment).

Income-source explanation: Nonbusiness income is spouse employment income available to the household in this fictional scenario. Company distributions are excluded to prevent duplication.

Sources: D009, Page 1, line 14

Combined annual cash-flow illustration

Cash-flow component	Annual amount
+ Business cash flow before debt payments	\$180,000
+ Household income less taxes, living and commitments (before personal debt)	\$24,000
= Combined cash before debt payments	\$204,000
- Existing business, personal and proposed payments	\$84,000
= Planning combined surplus / deficit	\$120,000

Combined cash / payment ratio withheld pending payment reconciliation. Source coverage: unconfirmed. Household cash availability to the business remains unestablished.

Business downside illustration

Business cash-flow change	Business cash before debt	Planning payments	Planning cash remaining
Business cash flow 10% lower	\$162,000	\$78,000	\$84,000
Business cash flow 20% lower	\$144,000	\$78,000	\$66,000

Household income is excluded. Only business cash flow is reduced; payments stay at the supplied planning amount. These are cash-flow shocks, not revenue forecasts. An unresolved payment also affects these results.

5. Risks and outstanding information

Resolve the actions below with supporting records. Overlapping preparation checks are consolidated; full findings, source locations and policy references remain in the separate evidence PDF.

Borrower explanations and proposed mitigants

Largest customer concentration is 28 percent of annual sales. Accounts receivable includes \$35,000 over 90 days and an unresolved \$5,000 book-to-aging difference. Management proposes weekly collections calls and credit-limit reviews; these plans do not establish collectability. Two book-to-tax differences require accountant reconciliation. Machine delivery and installation could be delayed.

Reported plans are borrower statements. Status describes the information supplied, not lender acceptance or a credit assessment.

Issue / status	Exposure or discrepancy	Next step / suggested preparer
Payment structure Unresolved	\$42,000/year for 7 years totals \$294,000, below requested principal before interest.	Provide a payment schedule, maturity, amortization and any balloon. Suggested preparer: Borrower / financing contact. Before relying on repayment figures.
AR aging does not reconcile Open Sources: D006, D005	Receivables aging differs from the balance sheet by \$5,000.	Reconcile the ledger and aging report; retain the reconciling schedule. Suggested preparer: Borrower / accountant. Before lender review.
Explain past-due balances Open Sources: D006	\$35,000 reported more than 90 days past due.	Provide collection history, disputes, credits and any write-off assessment. Suggested preparer: Borrower / accountant. Before lender review.
Book-to-tax reconciliation and filed return Open Sources: D003, D010	Book less tax summary: revenue \$20,000; net income \$10,000. The supplied tax summary does not establish filing.	Provide the accountant reconciliation and applicable filed return. Suggested preparer: Borrower / accountant. Before lender review.
Confirm which sources are included Unconfirmed	The source list has not been marked complete.	Confirm all relevant businesses, guarantors and obligations are listed. Suggested preparer: Borrower / management. Before lender review.
Explain the disclosed customer concentration Open	Borrower-stated customer concentration: 28%.	Identify the customer and reporting period, supporting sales or receivables schedule, contract terms, collection history and the effect of losing or delaying that customer. Suggested preparer: Borrower / management. Before lender review.

Issue / status	Exposure or discrepancy	Next step / suggested preparer
Show how expected growth becomes available cash Open	Borrower forecast or explanation: Recurring operating receipts from fabrication contracts are the primary repayment source. The business expects the new machine to reduce subcontracting needs; no forecast savings are included in historical repayment calculations. Largest customer concentration is 28 percent of annual sales. Accounts receivable includes \$35,000 over 90 days and an unresolved \$5,000 book-to-aging difference. Management proposes weekly collections calls and credit-limit reviews; these plans do not establish collectability. Two book-to-tax differences require accountant reconciliation. Machine delivery and installation could be delayed.	Provide volume, pricing, margin and collection assumptions, the incremental operating costs and funding need, and a downside case. Distinguish signed commitments from estimates. Suggested preparer: Borrower / management. Before lender review.
Maya Chen: distinguish liquidity from net worth Open	A dated liquidity and income-scope schedule is not supplied.	Add a dated personal financial statement, liquid and unavailable assets, and confirm that nonbusiness income excludes amounts already represented in business cash. Suggested preparer: Borrower / proposed guarantor. Before relying on repayment figures.
Trace the contribution and other funding sources Open	Entered borrower contribution: \$60,000.00; other funding: \$0.00. Contribution-source verification has not been established.	Document the origin, availability, transfer trail and conditions of each source. Identify loan payments, investor redemption/distribution rights and seller-note terms; reconcile obligations already entered before adding anything to avoid double counting. The lender sets acceptable contribution and subordination terms. Suggested preparer: Borrower / management. Before lender review.
Contingent guarantees Open	\$150,000 guaranteed balance; excluded from annual payments.	Identify the obligation, whether already in the debt schedule, and any cash-support triggers. Suggested preparer: Borrower / proposed guarantor. Before lender review.
Describe proposed collateral and existing claims Open	Borrower description: Proposed security is the newly purchased fabrication machine with vendor price \$280,000 before installation. Existing equipment is subject to a fictional first lien securing the continuing \$150,000 debt. Vendor price is not appraised liquidation value. Lien searches, serial numbers, insurance and lender advance rates remain outstanding.	Identify assets offered, ownership, existing liens and supporting value records where relevant. For a line, describe receivable/inventory eligibility and reporting; for equipment or property, discuss the valuation the lender requires. Let the lender determine security, advance rates, guarantees and exceptions. Suggested preparer: Borrower / management. Before lender review.

Issue / status	Exposure or discrepancy	Next step / suggested preparer
Image-derived information Unconfirmed Sources: D013, D014, D017	D013, D014, D017 include unconfirmed image transcription.	Confirm dates and figures against originals. Excluded from automatic annual cash flow until confirmed. Suggested preparer: Borrower / management. Before lender review.

6. Supporting-document index

17 saved files; 17 analyzed in full. Rows group files by checklist requirement; duplicate copies do not add a document type. File presence does not establish completeness, filing status or lender acceptability.

Requirement	File references / statement period	Information status
Business and lender profile	D001 Date not mapped	Analyzed; unverified
Annual profit and loss	D002 2024 D003 2025	Analyzed; unverified
Interim profit and loss	D004 January 1, 2026 - September 30, 2026	Analyzed; unverified
Balance sheet	D005 September 30, 2026	Analyzed; unverified
Accounts receivable aging	D006 September 30, 2026	Analyzed; unverified
Accounts payable aging	D007 September 30, 2026	Analyzed; unverified
Existing debt	D008 2025	Analyzed; unverified
Guarantor financial information	D009 2025	Analyzed; unverified
Tax return information	D010 2025	Summary only
Annual cash flow	D011 2025	Analyzed; unverified
Funding request	D012 Date not mapped	Analyzed; unverified
Bank statement image	D013 August 31, 2026 D014 September 30, 2026	Image text unconfirmed
Collateral information	D015 Date not mapped	Analyzed; unverified
Business risks and response	D016 Date not mapped	Analyzed; unverified
Scanned bank statement copy	D017 August 31, 2026	Image text unconfirmed

Full filenames, source locations, checks and policy context are in the separate Source Evidence and References PDF. Match the request reference and saved revision on both PDFs. Original files accompany the preparation ZIP only when selected. CLR does not automatically send the package to a lender.

Preparation basis

A borrower-prepared financing brief compiled from saved statements, provided amounts and mapped file content where available. Financial calculations are mechanical illustrations, not verified financial statements, lender underwriting, approved terms or a credit recommendation.

Historical and interim periods remain separate. Unknown figures stay unknown. Household cash availability, collateral value and proposed loan terms require independent review.

Request reference: f1000000-0000-4000-8000-000000000001 | Saved input revision: 0 | CLR-LENDER-HANDOFF-v3

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