

[Sender Name]
[Sender Title]
[Company Name]
[Date]

[Client Name]
[Client Company]
[Client Address]

RE: Mortgage Refinancing Feasibility for [Property Address/Project Name]

Dear [Client Name],

We have completed our preliminary assessment regarding the feasibility of refinancing the commercial mortgage for the above-referenced property. Based on the financial documentation provided and current market conditions, we have determined the following:

Property and Loan Overview:

- Current Estimated Property Value: \$[Amount]
- Existing Mortgage Balance: \$[Amount]
- Current Interest Rate: [Percentage]%
- Proposed Loan-to-Value (LTV) Ratio: [Percentage]%

Feasibility Assessment:

At this time, refinancing appears to be [Feasible / Not Feasible / Subject to Specific Conditions]. Our analysis indicates that a new financing structure could potentially achieve the following objectives:

- Reduction in annual debt service by approximately \$[Amount].
- Improved Debt Service Coverage Ratio (DSCR) to [Ratio].
- Cash-out equity availability of approximately \$[Amount].

Required Documentation for Final Approval:

- Updated Rent Roll and Certified Operating Statements
- Current Appraisal Report (less than 6 months old)
- Environmental Phase I Report
- Personal/Corporate Financial Statements

This letter is a statement of feasibility based on preliminary data and does not constitute a formal loan commitment or a guarantee of funding. Final terms are subject to full underwriting, credit committee approval, and third-party reports.

We look forward to discussing the next steps in this process with you.

Sincerely,

[Signature]

[Sender Name]

[Phone Number]

[Email Address]