



DRAW REQUEST

DATE 05/02/2023

ACCOUNT NAME Corick Properties LLC

LOAN NUMBER 5377374

MATURITY DATE 12/30/2048

LOAN AMOUNT \$1,315,150 - 1st Lien

FUNDS AVAILABLE \$343,233.40

AMOUNT REQUESTED \$375.00

REQUESTED BY: Corick Properties LLC / Rick Benavidez Jr.

DISBURSEMENT

CHECK# Mall Check to CRM INV DDA _____

WIRE: Attach wiring instructions

REQUEST RECEIVED BY PHONE EMAIL FAX PERSON

CUSTOMER SIGNATURE 
DocuSigned by: 7E9108567DAD150

OFFICER APPROVAL  
DocuSigned by: 10B00A0A08E4B0

REQUEST FUNDED BY _____

Schertz Bank & Trust

LOAN SYSTEM - DEBIT TRANSACTION FORM

ACCOUNT NAME *Cornick Properties LLC*

DATE *5/3/23*

PREPARED BY *[Signature]*

AMOUNT
375.00

TRAN CODE

305

LOAN DEBIT TRANSACTIONS


304 - PRINCIPAL ADVANCE

305 - ADVANCE

ACCOUNT NUMBER

5377374

⑆51012000⑆

 SCHERTZ BANK & TRUST P.O. BOX 800 SCHERTZ, TEXAS 76164-0800	NO. 007896
	LOAN REMITTANCE CHECK DATE <i>5/3/2023</i>
AMOUNT <i>375.00</i>	
PAY TO THE ORDER OF <i>Construction Resource Management LLC</i>	
THE SUNS TENNIS CLUB <i>[Signature]</i> AUTHORIZED SIGNATURE	
LN <i>5377374</i> Invoice # <i>132605</i> DC/et	

⑆007896⑆ ⑆114916103⑆ ⑆21107000⑆ 500

Note 5377374 - CORICK PROPERTIES LLC

	Relationship	Date of Birth	Phone Number	Tax Identification
<input checked="" type="checkbox"/> CORICK PROPERTIES LLC <input checked="" type="checkbox"/> 346 STONE PARK NEW BRAUNFELS TX 78130	<input checked="" type="checkbox"/> Owner/Signer		*****	EIN **-*****

Additional Relationships
 Tax Name: CORICK PROPERTIES LLC
 See Mailing Information

Summary

Principal Balance:	\$971,916.60	Interest Method:	[6] 365/360 Payments P&I
Interest Balance:	\$5,780.53	Current Payment Due Date:	Apr 30, 2023
Net Payoff:	\$977,697.13	Current Payment Due Amount:	\$5,254.08
Maximum Credit:	\$1,315,150.00	Date Last Payment:	Apr 03, 2023
Maximum Credit Code:	Non-Revolving	Amount Last Payment:	\$3,976.00
Current Available Credit:	\$343,233.40	Current Days Past Due:	3
Current Other Escrow Balance:	\$0.00	Total Amount Due:	\$5,254.08
Current Late Charge Balance:	\$0.00	Total Amount Past Due:	\$5,254.08
Current Other Escrow Interest Balance:	\$0.00	Payment Frequency:	Monthly
Book Balance:	\$971,916.60	Regular Payment Amount:	\$5,254.08
Total Collateral Value:	\$2,600,000.00	Current Rate Over:	6.500000
LTV:	50.58%	One Day's Interest:	\$175.4849
Payments Scheduled:	312	Current Yield:	6.590277
Payments Billed:	4	Original Note Amount:	\$0.00
Payments Made:	3	Original Note Date:	Dec 30, 2022
Times Extended:		Maturity Date:	Dec 30, 2048
Times Renewed:	0	Contract Date:	Dec 30, 2022
Times Past Due 1-29 Days:	1	Months To Maturity:	307.9
Times Past Due 30-59 Days:		Date Accrued Through:	May 02, 2023
Times Past Due 60-89 Days:		Date Last Transaction Activity:	Apr 03, 2023
Times Past Due 90+ Days:		Date Principal Paid To:	Mar 30, 2023
		Date Interest Paid To:	Mar 31, 2023
		Date Last Change:	May 02, 2023
		Date Last Updated:	May 02, 2023

Payment made 5/3/23

Construction Resource Management, LLC

13300 Old Blanco Rd
Suite 307
San Antonio TX 78216

Invoice

Date	Invoice #
4/28/2023	132605

Bill To
Schertz Bank & Trust 519 Main Street Schertz, TX 78154

Project
22231143 Corick Auto Group San Marcos

Description	Amount
Construction Monitoring	375.00

Please make checks payable to Construction Resource Management

Total	\$375.00
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*pd.
5/3/23*



CONSTRUCTION RESOURCE MANAGEMENT, LLC
Construction Consultants
 13300 Old Blanco Road, Suite 307
 San Antonio, Texas 78216

Lender	Project	Contractor
Schertz Bank	San Marcos Auto Center 2510 Hunter Rd San Marcos, TX	CR&T Builders Inc Application: 3 Period To: 04/24/23

Financial Snapshot		
	CRM/Records	GC's Request
Original Contract Sum:	\$ 1,709,493.03	\$ 1,709,493.03
Net Previous Change Orders:	\$ -	\$ -
Net Current Change Orders:		
Contract Sum to Date:	\$ 1,709,493.03	\$ 1,709,493.03
Total Completed to Date:	\$ 595,319.77	\$ 595,319.77
Retainage:	\$ 29,765.99	\$ 29,765.99
Total Earned Less Retainage:	\$ 565,553.78	\$ 565,553.78
Less Previous Certificates for Payment:	\$ 400,785.75	\$ 400,785.75
Current Payment:	\$ 164,768.03	\$ 164,768.03
Balance to Finish Including Retainage:	\$ 1,143,939.25	\$ 1,143,939.25

Recommended Items to be Addressed Prior to Funding
 A fully signed and notarized copy of the pay application needs to be submitted
 All lender required lien waivers need to be submitted

Overall Completion
 Contractors Estimated Percent Complete: 34.82%
 Consultants Estimated Work In Place: 32.01%
Consultant's estimate of work in place does not include stored materials or deposits until they have been incorporated in to construction
 The work in place is generally in line with the contractors estimate.
 Expected Progress To Date: 22%
 Actual Progress To Date: 32%
 Driveways and curbs are partially in place. Slab foundations is poured and site utilities appear to be mostly in place.

Lien Waivers Received					
Contractor	Waiver Type	Date	Amount Released	Scope	Notarized

Recommendation
 We recommend funding the requested amount upon the lender's receipt of all required documentation and with regards to the above recommendations

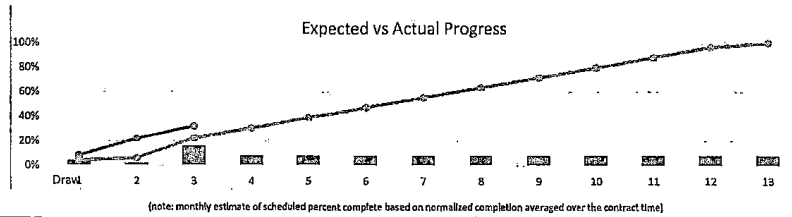
This report is intended for the sole use by the lender with whom our services have been contracted. Any recommendations made are based on the review of the submitted documentation and the observable site conditions at the time of our inspection and are strictly the opinions of CRM. Approval of any payment does not infer quality or code compliance nor should it substitute for owner approval of the work. Except where noted in this report, it is assumed all documentation has been reviewed and approved by the owner, architect, or representative acting on behalf of the owner. This report is to be considered in its entirety.

Project Description
 Construction of an automobile workshop center.

Overall Work Completed

Site Construction	Site cleared and graded. Electrical, sewer and water site work appears to be in place.
Building Envelope/ Exterior Finishes	building slab is poured
Mechanical/ Electrical/ Plumbing	In slab plumbing rough in completed
Interior Finishes	
Misc/ Special Construction	Detention pond is excavated and partial driveways and curbs are poured. Concrete retaining wall is erected.





























































Materials Stored On Site



Project Schedule
 The estimated time for completion within 365 days from the date of commencement. There have been 0 change order days to date.
 Construction is estimated to have commenced 02/01/2023
 The estimated date of completion is 02/01/2024

Outstanding Issues



Line Item Variance					
Description of Work	Contractors Estimate		CRM Estimate		Comments
Permits/Fees/Testing	100%		0%		100%
SWPPP	20%		0%		20%
Surveys	59%		0%		59%
Utility Bills	5%		0%		5%
Portable Latrine	25%		0%		25%
Interior Cleaning	0%		0%		0%
Trash Removal	20%		10%		30%
Rent-a-Fence	86%		0%		86%
Excavation	81%		0%		81%
Site Utilities	100%		0%		100%
Landscaping	0%		0%		0%
Monolithic Foundation	47%		0%		47%
Concrete Waterproofing	0%		0%		0%
Concrete Floor Sealer & RamBoard	0%		0%		0%
Metal Building	0%		0%		0%
Metal Railing	0%		0%		0%
Dumpster Enclosure, Gates, & Bollards	0%		0%		0%
Metal Roofing	0%		0%		0%
Framing Material	0%		0%		0%
Framing Labor	0%		0%		0%
Spray Foam Insulation	0%		0%		0%
Gutters	0%		0%		0%
Windows	100%		100%		0% For materials purchase, backup submitted
Interior Doors	0%		0%		0%
Storefront Doors	0%		0%		0%
Drywall - hang, tape, float & texture	0%		0%		0%
Interior Trim	0%		0%		0%
Interior Trim - Material	0%		0%		0%
Painting	0%		0%		0%
FRP on Walls	0%		0%		0%



Line Item Variance			
Description of Work	Contractors Estimate	CRM Estimate	Comments
Cabinetry	0%	0%	0%
Countertops	0%	0%	0%
Wall Tile, Mop Sink, and Shower	0%	0%	0%
Hardware	0%	0%	0%
HVAC	0%	0%	0%
Big Ass Fan	0%	0%	0%
Plumbing	51%	0%	51% for rough in
Electrical	5%	0%	5%
Low Voltage	4%	0%	4%
CR&T - Labor Overhead	13%	0%	13%
CR&T - Management Fee	80%	45%	35% Item is typically drawn in line with the estimated total project.



Percentage Complete Inspection Report												
Project: San Marcos Auto Center 2510 Hunter Rd San Marcos, TX			Owner: Corick Auto Center 3600 N Hwy 123 San Marcos, TX			Contractor: CR&T Builders Inc 16085 Hwy 123 Ste 101 San Marcos, TX						
Application #: 3 Application Date: 4/25/2023			Period To: 4/24/2023 Inspection Date: 4/25/2023									
A	B	C	D	E	F	G	H	I	J	K	L	M
Item No.	Description of Work	Original Scheduled Value	Value Item Transfer	Updated Scheduled Value	From Previous Work	From Previous Work %	Materials Stored TO Date	Total Completed TO Date	Per Cent Complete TO Date	Balance to Finish	Retainage	CRM Estimate Complete
1	Permits/Fees/Testing	\$ 13,000.00		\$ 13,000.00	\$ 13,000.00	-		\$ 13,000.00	100%	\$ -	\$ 650.00	100%
2	SWPPP	\$ 9,000.00		\$ 9,000.00	\$ 1,375.00	\$ 400.00		\$ 1,775.00	20%	\$ 7,225.00	\$ 88.75	20%
3	Surveys	\$ 7,500.00		\$ 7,500.00	\$ 3,450.00	\$ 974.25		\$ 4,424.25	59%	\$ 3,075.75	\$ 221.21	59%
4	Utility Bills	\$ 3,000.00		\$ 3,000.00	\$ 158.59			\$ 158.59	5%	\$ 2,841.41	\$ 7.93	5%
5	Portable Latrine	\$ 2,700.00		\$ 2,700.00	\$ 371.31	\$ 317.18		\$ 688.49	25%	\$ 2,011.51	\$ 34.42	25%
6	Interior Cleaning	\$ 5,760.00		\$ 5,760.00	\$ -			\$ -	0%	\$ 5,760.00	\$ -	0%
7	Trash Removal	\$ 9,600.00		\$ 9,600.00	\$ -	\$ 1,879.56		\$ 1,879.56	20%	\$ 7,720.44	\$ 93.98	30%
8	Rent-a-Fence	\$ 8,000.00		\$ 8,000.00	\$ 6,865.40			\$ 6,865.40	86%	\$ 1,134.60	\$ 343.27	86%
9	Excavation	\$ 243,400.00		\$ 243,400.00	\$ 197,080.00			\$ 197,080.00	81%	\$ 46,320.00	\$ 9,854.00	81%
10	Site Utilities	\$ 39,900.00		\$ 39,900.00	\$ -	\$ 39,900.00		\$ 39,900.00	100%	\$ -	\$ 1,995.00	100%
11	Landscaping	\$ 72,000.00		\$ 72,000.00	\$ -			\$ -	0%	\$ 72,000.00	\$ -	0%
12	Monolithic Foundation	\$ 411,210.00		\$ 411,210.00	\$ 102,015.00	\$ 90,180.00		\$ 192,195.00	47%	\$ 219,015.00	\$ 9,609.75	47%
13	Concrete Waterproofing	\$ 4,500.00		\$ 4,500.00	\$ -			\$ -	0%	\$ 4,500.00	\$ -	0%
14	Concrete Floor Sealer & RamBoard	\$ 6,500.00		\$ 6,500.00	\$ -			\$ -	0%	\$ 6,500.00	\$ -	0%
15	Metal Building	\$ 135,000.00		\$ 135,000.00	\$ -			\$ -	0%	\$ 135,000.00	\$ -	0%
16	Metal Railing	\$ 2,200.00		\$ 2,200.00	\$ -			\$ -	0%	\$ 2,200.00	\$ -	0%
17	Dumpster Enclosure, Gates, & Bollards	\$ 5,200.00		\$ 5,200.00	\$ -			\$ -	0%	\$ 5,200.00	\$ -	0%
18	Metal Roofing	\$ 14,905.00		\$ 14,905.00	\$ -			\$ -	0%	\$ 14,905.00	\$ -	0%
19	Framing Material	\$ 50,500.00		\$ 50,500.00	\$ -			\$ -	0%	\$ 50,500.00	\$ -	0%
20	Framing Labor	\$ 40,200.00		\$ 40,200.00	\$ -			\$ -	0%	\$ 40,200.00	\$ -	0%
21	Spray Foam Insulation	\$ 11,750.00		\$ 11,750.00	\$ -			\$ -	0%	\$ 11,750.00	\$ -	0%
22	Gutters	\$ 3,500.00		\$ 3,500.00	\$ -			\$ -	0%	\$ 3,500.00	\$ -	0%
23	Windows	\$ 4,575.72		\$ 4,575.72	\$ 4,575.72			\$ 4,575.72	100%	\$ -	\$ 228.79	0%
24	Interior Doors	\$ 13,708.74		\$ 13,708.74	\$ -			\$ -	0%	\$ 13,708.74	\$ -	0%
25	Storefront Doors	\$ 10,000.00		\$ 10,000.00	\$ -			\$ -	0%	\$ 10,000.00	\$ -	0%
26	Drywall - hang, tape, float & texture	\$ 19,500.00		\$ 19,500.00	\$ -			\$ -	0%	\$ 19,500.00	\$ -	0%
27	Interior Trim	\$ 5,680.00		\$ 5,680.00	\$ -			\$ -	0%	\$ 5,680.00	\$ -	0%
28	Interior Trim - Material	\$ 5,000.00		\$ 5,000.00	\$ -			\$ -	0%	\$ 5,000.00	\$ -	0%
29	Painting	\$ 40,284.87		\$ 40,284.87	\$ -			\$ -	0%	\$ 40,284.87	\$ -	0%
30	FRP on Walls	\$ 3,000.00		\$ 3,000.00	\$ -			\$ -	0%	\$ 3,000.00	\$ -	0%
Change Orders Total												
		\$ 1,201,074.33	\$ -	\$ 1,201,074.33	\$ 328,891.02	\$ 133,650.99	\$ -	\$ 462,542.01	38.51%	\$ 738,532.32	\$ 23,121.10	38.31%



Jenny Guillory

From: David Case
Sent: Tuesday, May 2, 2023 3:09 PM
To: Draws
Subject: SBA Loan Draw - Note 5377374 - CORICK PROPERTIES LLC
Attachments: Inspection Draw.pdf; AIA Draw.pdf; Draw_Interest Payment.pdf

3 Draws

1. Interest payment to SB&T GL
2. AIA Draw (Wiring Instructions included)
3. Inspection draw (Mail check to CRM)

David Case

Schertz Bank & Trust
2202 Hunter Rd. San Marcos, TX 78666
Direct 512-754-7401 | dcase@schertzbank.com
NMLS ID 2011229

Loan Assistant, **Sylvia Anninos** | 512-754-7401 | sanninos@schertzbank.com