

OVERBY PARK APARTMENTS

LOAN PROFILE/TERM SHEET

MULTIFAMILY FHA PROJECT # 061-35725

Project Name:	Overby Park Apartments
Borrower:	Overby Park L.P.
Project Type:	Multifamily Housing HUD 223(a)(7)
Number of Units:	76
Property Location:	Newnan, GA
Loan Amount:	\$5,945,000.00
Loan Program:	Section 223(a)(7)
Note Rate:	4.95%
Pass Through Coupon:	4.70%
Amortized Term:	40 years
Initial Closing Date:	April 30, 2010
GNMA Issue Date:	May 1, 2010
Initial Closing	
Monthly Extension Fee:	Up to 2 months @ 1/8th of 1% per month.
First P & I Payment:	June 1, 2010
Prepayment Protection:	2-Year Lockout; pre-payment penalty beginning the 3rd year of 8% of the outstanding principal amount of the loan and declining 1% per year through year 10 to 0% the 11th year following permanent loan conversion.

For a quote or questions, please contact:
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Vice President, FHA Lending
678-775-6780 | galex@enterprisecommunity.com.

The Mortgagee and Servicer of Record is:
Enterprise Community Investment, Inc.
6340 Sugarloaf Parkway, Suite 200
Duluth, Georgia 30097