

REDWOOD COMMONS APARTMENTS

LOAN PROFILE/TERM SHEET

MULTIFAMILY FHA PROJECT # 121-11100

Project Name:	Redwood Commons Apartments
Borrower:	Redwood Commons LLC
Project Type:	Multifamily - Refinance
Number of Units:	37
Property Location:	1600-1606 Soquel Avenue Santa Cruz, CA 95082
Loan Amount:	\$2,829,500.00
Loan Program:	223(f) Refinance
Note Rate:	4.80%
Pass Through Coupon:	4.55%
Amortized Term:	35 years
Initial Closing Date:	March 30, 2010
GNMA Issue Date:	April 1, 2010
Initial Closing	
Monthly Extension Fee:	.25%
First P & I Payment:	May 1, 2010
Prepayment Protection:	5 year lockout, declining 1% per year from 5%

***** this is a 3 year waiver project*****

For a quote or questions, please contact:
Gary Alex
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