

**SANDPIPER APARTMENTS**

## LOAN PROFILE/TERM SHEET

MULTIFAMILY FHA PROJECT # 042-11137

<b>Project Name:</b>	Sandpiper Apartments
<b>Borrower:</b>	Excel-Sandpiper, LLC
<b>Project Type:</b>	Multifamily - Refinance
<b>Number of Units:</b>	75
<b>Property Location:</b>	5121 Ryan Road, Toledo, OH 43614
<b>Loan Amount:</b>	\$1,624,000.00
<b>Loan Program:</b>	223(f) Refinance
<b>Note Rate:</b>	5.20%
<b>Pass Through Coupon:</b>	4.95%
<b>Amortized Term:</b>	35 years
<b>Initial Closing Date:</b>	December, 15, 2009
<b>GNMA Issue Date:</b>	January 1, 2010
<b>Initial Closing</b>	
<b>Monthly Extension Fee:</b>	.25%
<b>First P &amp; I Payment:</b>	February 1, 2010
<b>Prepayment Protection:</b>	3 year lockout, declining 1% per year from 7%

For a quote or questions, please contact:  
Gary Alex  
Vice President, FHA Lending  
678-775-6780 | [galex@enterprisecommunity.com](mailto:galex@enterprisecommunity.com).

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