

**THE GREENS AT LIBERTY ROAD**  
LOAN PROFILE/TERM SHEET  
MULTIFAMILY/FHA SECTION 221(D)(4)/231

<b>Project Name:</b>	The Greens at Liberty Road
<b>Borrower:</b>	Enterprise Housing Corporation
<b>Project Type:</b>	Multifamily - Senior
<b>Number of Units:</b>	105
<b>Property Location:</b>	Randallstown, MD
<b>Loan Amount:</b>	\$4,138,000 +/- 5%
<b>Security:</b>	First Mortgage/Non Recourse
<b>Note Rate:</b>	6.05% Fixed Rate
<b>Pass Through Coupon:</b>	5.80%
<b>Amortized Term:</b>	40 years
<b>Capitalized Interest Term:</b>	_14 months for Building Loan Term
<b>Initial Closing Date:</b>	January 30, 2010
<b>Initial Closing</b>	
<b>Monthly Extension Fee:</b>	Up to 2 months @ 1/4th of 1% per month.
<b>GNMA CLC Delivery:</b>	NLT February 28, 2010
<b>Final Closing</b>	
<b>Monthly Extension Fee:</b>	1/12th of 1% per month for first 3 months (months 18,19,20); 1/8th of 1% per month for second 3 months, 1/4th thereafter.
<b>Prepayment Protection:</b>	3-Year Lockout; pre-payment penalty beginning the 4th year of 7% of the outstanding principal amount of the loan and declining 1% per year through year 10 to 0% the 11th year.
<b>Additional Equity:</b>	Enterprise Community Investment – LIHTC City of Baltimore – Home and MEEHA State of MD – T-cap

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 will be:  
Enterprise Community Investment, Inc.  
6340 Sugarloaf Parkway, Suite 200  
Duluth, GA 30097