

James. A. Walker Existing Debt V2 - Additional City Forgiveness

| Note # | Holder                           | Orig. Amt.      | Estimate UPB    | Pay Off       | Assume        | Forgive         | Total           | Interest Rate | Maturity |
|--------|----------------------------------|-----------------|-----------------|---------------|---------------|-----------------|-----------------|---------------|----------|
| 1      | Berkadia (HUD)                   |                 | \$ 328,025.13   | \$ 328,025.13 |               |                 | \$ 328,025.13   | 10.50%        | Sep-30   |
| 2      | City - Rehab Loan                | \$ 215,000.00   | \$ 779,348.00   |               |               | \$ 779,348.00   | \$ 779,348.00   | 7.90%         | Oct-31   |
| 3      | City - Acquisiton Note           | \$ 174,500.00   | \$ 174,500.00   |               |               | \$ 174,500.00   | \$ 174,500.00   | 0.00%         | Nov-30   |
| 4      | City - ACM Removal Loan          | \$ 43,120.00    | \$ 43,120.00    |               |               | \$ 43,120.00    | \$ 43,120.00    | 0.00%         | Oct-30   |
| 5      | City - 15k repair loan           | \$ 15,000.00    | \$ 15,000.00    |               |               | \$ 15,000.00    | \$ 15,000.00    | 0.00%         | Jan-43   |
| 6      | NCHFA - Energy Conservation Loan | \$ 200,000.00   | \$ 200,000.00   |               |               | \$ 200,000.00   | \$ 200,000.00   | 0.00%         | May-31   |
| 7      | NCHFA - Catalyst Loan            | \$ 50,000.00    | \$ 141,410.00   |               |               | \$ 141,410.00   | \$ 141,410.00   | 5.00%         | Oct-30   |
| 8      | NCHFA Preservation Loan Program  | \$ 975,100.00   | \$ 975,100.00   |               | \$ 975,100.00 |                 | \$ 975,100.00   | 0.00%         | May-31   |
| Total  |                                  | \$ 1,672,720.00 | \$ 2,656,503.13 | \$ 328,025.13 | \$ 975,100.00 | \$ 1,353,378.00 | \$ 2,656,503.13 |               |          |

Debt payoff + NCHFA Assumption      \$1,303,125.13  
Ground Lease owed to date (approx):      \$100,000.00

Equals: Acquisition price      \$1,403,125.13  
Original Acquisiton Price      \$1,661,245.13  
Savings Applied to Hard Cost      \$258,120.00      \*\*\* To Be Applied to Sprinkler System

**Notes About Debt**

- 1 Berkadia Mortgage - Hard - Will be paid off at closing.
- 2 **City Rehab Loan - was to be paid off. Asking for forgiveness to help pay for sprinkler system install.**
- 3 City Acq. Note - The city has agreed to forgive this note pending award and issuance of a building permit (at closing)
- 4 **City ACM Removal Loan - was to be paid off. Asking for forgiveness to help pay for sprinkler system install.**
- 5 City 15k Repair Loan - The city has agreed to forgive this note pending award and issurance of a building permit (at closing)
- 6 NCHFA Energy Loan - NCHFA has agreed to forgive this note.
- 7 NCHFA Catalst Loan - NCHFA has agreed to forgive this note.
- 8 NCHFA PLP Loan - Loan must be assumed and extended; cannot be forgiven due to source of funds. Final terms to be underwritten as part of the application.