



VANTAGE MANAGEMENT

1544 S. Main Street | PO Box 170 | Fyffe, Alabama 35971 | 256-417-4921 | 1-800-273-7501 FAX |
www.TheVantageGroup.biz

May 5, 2026

Lowell R. Barron II
President of General Partner
Kingston Pointe Acquisition, L.P.
1544 S. Main Street
Fyffe, AL 35971

RE: Commitment for Deferred Developer Fee
Kingston Pointe in Anderson, South Carolina

Dear Lowell:

Vantage Management, LLC (the "Developer") is providing this preliminary commitment to deferring a portion of their developer fee to balance the sources and uses of the proposed development. Currently, the permanent projections show the need for a deferral of developer fee in the amount of \$308,539.70.

Accordingly, the Developer will defer \$308,539.70 of their developer fee, or other such amount as may be required, which shall be repaid from cash flow after operating expenses, replacement reserve deposits, debt service, and asset management fee, over a maximum of 15 years. The interest rate will be set at no greater than Long-Term Annual AFR, or such lower rate as may be advised by our legal counsel. Funds will be disbursed only to the extent there is a gap in the development's financing.

Sincerely,

Zac Plumstead
Vice President
Vantage Management, LLC