

TERM SHEET

April 22, 2026

Holly Douglas Schaumber
Holliday Development
PO Box 160
Aynor SC 29511

RE: Timberlake Apartments
64 units, Multifamily
Inman, SC

Dear Drew:

Centrant Community Capital, Inc. (Centrant) hereby offers the following lending proposal for your consideration. This is not a commitment to lend, but rather a summary of potential financing terms that can serve as a basis for further discussion. Please note that final terms are subject to review and approval by the Centrant board of directors, and may differ from those outlined below:

Borrower:	Timberlake Apartments (tbd)
Purpose:	Permanent loan to support the financing needs for Timberlake Apartments, an existing 64-unit Multifamily project located in Inman, Spartanburg County, SC. Project units will be renovated and occupied in compliance with the low-income housing tax credit ("LIHTC") requirements of section 42 of the Internal Revenue Code.
Projected Loan Amount:	One Million Two-Hundred and Eighty-Thousand Dollars (\$1,280,000)
Projected Interest Rate:	7.50% Our current interest rate is 7.50%. The interest rate will be a fixed rate calculated based upon the prior monthly average of the 10-year Treasury yield, plus a 350 bp spread. This rate will be set at the time of board approval and will remain valid during the 24-month commitment period.
Estimated Total Fees:	\$25,600.00, comprised of the following: • \$1,000 Application Fee • 1% Commitment Fee (\$5,000 minimum) • 1% Closing Fee (\$5,000 minimum)

Term:	The term of the loan shall be 18 years, amortized for 35 years.
Commitment Extensions:	Borrower may request additional extensions beyond the initial 24-month commitment period, subject to payment of a commitment extension fee equal to one-half of 1% of the loan amount for each 6-month extension period. Waiver of the first extension fee will be considered on a case-by-case basis.
Collateral:	Collateral will consist of a first lien encumbering the land and proposed improvements. The loan, if made, shall be evidenced by a Promissory Note, a Mortgage/Deed of Trust, and Regulatory Agreement in form and content satisfactory to Centrant. The loan shall also be secured by an assignment of Borrower's interest in all unit leases and rents and by a security interest in all fixtures and personal property associated with the project.
Loan-to-Value:	Maximum of 80%, based on restricted income value at stabilized occupancy.
DSCR:	Minimum of 1.15x during the entire loan term must be demonstrated, using income trended with a 2% annual escalation, expenses trended with a 3% annual escalation, replacement reserves trended with a 3% annual escalation, and vacancy at 7% annually.
Guaranty:	The loan will be offered as a non-recourse obligation, with standard "bad acts" carve-outs.
Application Fee:	\$1,000.00 (nonrefundable)
Closing Costs:	Borrower shall pay, at or before closing, all loan costs and expenses including but not limited to a 1.0% loan closing fee, title and hazard insurance premiums, document filing or recording charges, survey, appraisal fees, filing fees and all attorneys' fees and expenses for Centrant counsel related to the loan closing.
Prepayment Penalty:	A prepayment provision applicable for the life of the loan shall be incorporated as part of the Promissory Note. The fee will be 5% of the outstanding principal balance for the first 10 years, then 4% in year 11, 3% in year 12, 2% in year 13 and 1% in years 14 – 18.
Escrow/Reserve Accounts:	Tax & insurance escrow accounts shall be maintained throughout the life of the loan. Centrant will require the yearly funding of a Replacement Reserve in the amount of \$450 per unit per annum, escalating at 3% per annum. Prior to or concurrent with the funding of this permanent loan, the Borrower will be required to establish an Operating Reserve equal to at least 6 months of first year operating costs, not including Replacement Reserve, plus 6 months of debt service. Reserve withdrawals may be subject to approval by Centrant for amounts exceeding individual draw

or cumulative threshold amounts during a calendar year. All reserve accounts may be held by Borrower or management company.

Other Conditions: Any commitment made by Centrant to fund the loan described herein is also conditional upon the following terms and conditions:

1. Evidence of sufficient funding commitments, as represented to Centrant in the underwriting materials, including but not limited to, Federal and State Low Income Housing Tax Credits, and other federal, state or local funding sources.
2. Evidence of sufficient funding commitments, as provided by Centrant member financial institutions, to fully fund the proposed loan.
3. Centrant shall have received such other reports, certifications, agreements and documentation as Centrant shall reasonably require, to support its standard underwriting, approval and pre-closing due diligence requirements.

Expiration Date: This term sheet shall expire on December 31, 2026.

If you have any questions regarding the above proposal, please feel free to contact me. We appreciate the opportunity to discuss this request with you, and I look forward to hearing from you soon.

Sincerely,



Rocky Herring
Executive Vice President