

DEVELOPMENT FEE NOTE

\$95,693.00

April 27, 2026

FOR VALUE RECEIVED, the Maker (which term as used herein shall include each maker, endorser, guarantor, accommodation party and surety of the Note) promises to pay Prestwick Development Company, LLC at 3715 Northside Parkway, NW, Building 200 Suite 175 Atlanta, GA 30327 principal sum of ninety-five thousand six hundred ninety-three dollars and 00/100.

Principal shall be payable only from Cash From Operations, Cash From Sales and Cash From Other Sources available for such purpose.

Principal shall be payable in annual installments from Cash From Operations within forty-five (45) days following the end of each calendar year with the first payment to be due within forty-five (45) days following the calendar year in which Final Closing occurs.

If Cash from Operations is insufficient to pay an installment of principal in full, then the amount due on the next installment shall be increased by the amount not paid.

Unless sooner paid, the remaining principal balance of the Note shall be due and payable on the first to occur of (a) the tenth anniversary of the date of this Note, or (b) the dissolution and termination of the Partnership.

If Cash From Operations, Cash from Sales, and Cash From Other Sources are insufficient to pay the principal of the Note, or if an Event of Default occurs, then such payment shall be made, jointly and severally, by Aston Pointe II GP, LLC (the "Grantor") and, if such payments are made by any one or more of the Guarantor, then such payments shall be deemed to be capital contributions made on behalf of the Maker's General Partner and shall not give the Guarantor a right over against the Maker.

Interest shall accrue at the rate of 0.00% and shall be payable at the same time as principal payments are due.

This Note may be prepaid, in whole or in part, at any time without penalty.

Whenever an Event of Default occurs and has not been cured within ten (10) days after notice, and with respect to any accrued but unpaid amounts outstanding upon maturity of this Note, the Payee's sole remedy shall be to collect upon the guarantee of the Guarantor for the entire unpaid principal amount of the Note plus reasonable expenses, costs and attorneys fees which the Payee may incur in connection with the

collection of any monies due under this Note or in connection with the enforcement of any right under this Note.

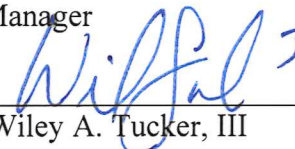
This Note shall be governed in all respects by the laws of the State of Georgia or South Carolina as applicable and shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, executors, administrators, personal representatives, successors and assigns.

IN WITNESS WHEREOF, the Maker has executed this Note and the Guarantors has guaranteed this Note as of the date and year first written above.

MAKER:
Aston Pointe II, LP
a Georgia limited partnership

By: Aston Pointe II GP, LLC
a Georgia Limited Liability Company
Its: General Partner

By: Prestwick Aston Pointe II GP, LLC
a Georgia Limited Liability Company
Its: Manager

By: 
Wiley A. Tucker, III
Its: Manager

May 4, 2026

Aston Pointe II, LP
Attn: Wiley A. Tucker III
3715 Northside Parkway, NW Building 200, Suite 175
Atlanta, GA 30327

RE: Aston Pointe II, LP
Near 1200 Salem Church Road
Anderson, SC 29625

Dear Mr. Tucker,

M1 Specialty Finance has accepted your request for credit on the above captioned 54 unit family community subject to the following terms and conditions:

Construction Loan:

Borrower: Aston Pointe II, LP

Guarantor(s):

- Wiley A. Tucker III
- H. Brandon Dampier
- Brandon Underdahl
- Sarah K. Niemann
- Prestwick Development Company, LLC
- Prestwick Opportunity Fund, LLC

Amount: Up to \$12,500,000.00 / Currently estimated at \$12,393,885

Type: Construction Draw

Term: 30 months

Repayment: Interest-only payments due monthly; Principal due at Maturity

Rate: 7.00% as of 5/4/2026, 10 year treasury plus 2.55%

Origination Fee: 1.00%

Collateral:

- First Deed of Trust with Assignment of Rents and Leases and Improvements, together with appropriate UCC-1 Financing Statements, to be constructed thereon, legal description to govern; Assignment of Tax Credits, Syndication Payments and Capital Contributions, Collateral of Architect's Contract, Plans

Construction Contract and Permit, Collateral Assignment and Subordination of Development Fee; Collateral Assignment of LIHTC Award Documents; Collateral Assignment and Pledge of GP membership interest executed by the Borrower's Managing Member

Permanent Loan

Amount: \$1,311,616

Term: 15 years

Amortization: 40 years

Repayment: Amortized monthly payments; P&I due at Maturity

Rate: 7.00% as of 5/4/2026, 10 year treasury plus 2.55%

Origination Fee: 1%

Collateral:

- 1st Deed of Trust & AOR on real property and improvements
- 1st UCC and pledge
- Assignment of all project documents and contracts

Disbursement:

- All funds shall be disbursed by The Bank of Missouri, a 3rd party title company or through a qualified bond trustee/fiscal agent acceptable to The Bank of Missouri. Updated title endorsements are required with each draw.

Conditions:

- Construction completion and issuance of Certificates of Occupancy
- Pay down of construction loan principal to perm loan amount
- Payment of all outstanding interest on the construction loan
- Minimum 90% occupancy for 90 days
- Minimum of 1.15 DCR for 90 days
- Receipt of an annual allocation of Low-Income Housing Tax Credits from the requisite agency
- Borrower to establish operating and all reserve deposit account with M1

Financial Reporting:

- Tax Returns, Annually
- Audited Financial Statements, Annually
- Financial Statements, monthly
- Occupancy Reports, monthly
- Any other financial reports that Bank reasonably requests

Performance Covenants:

- Borrower will maintain minimum Debt Service Coverage Ratio of 1.15x to be measured initially at loan closing, then annually thereafter as of each year-end following closing through the term of the loan
- No shareholder distributions / dividends without Lender consent until property stabilization

Costs:

- Borrower shall reimburse Bank or pay directly any/all third-party costs including, but not limited to appraisal fees, survey fees, environmental site assessments, construction disbursing, construction inspection consultant, title insurance, and legal fees regardless of whether or not the transaction closes

Representations and Warranties:

- Borrower represents and warrants to Bank as of the date undersigned herein that each of Borrower's and Guarantor's financial statements supplied to Bank truly and completely disclosed Borrower's and Guarantor's financial condition as of the date of the statement and there has been no material adverse change in their financial condition.

Advances under this Agreement are subject to:

- Credit and economic conditions being acceptable to The Bank of Missouri on an ongoing basis.
- Borrower's compliance of all requirements stated in this proposal.
- Borrower's compliance with any and all provisions, rules and/or regulations of applicable Federal and/or State Housing Programs.

Additional Conditions:

- This proposal is non-assignable.
- Receipt of an annual allocation of Low Income Housing Tax Credits from the requisite allocation agency.
- Full and complete adherence with any and all applicable State and/or Federal agencies program rules, regulations and/or requirements.
- Tax Credit Investor and equity terms, including price and pay-in schedule, subject to Bank approval.
- Borrower and Guarantors agree upon written request of The Bank of Missouri to provide current financial statements and current copies of recent Federal income tax returns.

- All closing documents are subject to review and approval of The Bank of Missouri and its attorneys'.
- All closing costs, including but not limited to: insurance, flood letter, recording fees, title insurance, survey and attorney fees shall be paid by borrower.
- Borrower agrees to maintain insurance coverage on the collateral securing this loan in an amount satisfactory to The Bank of Missouri.
- Mortgage title insurance policy insuring the bank's lien shall contain no objectionable liens, including matters of the survey.
- Subject to final board or loan committee approval.

This proposal does not represent a commitment by M1 Specialty Finance for the proposed financing but is a framework upon which a loan request may be submitted and considered.

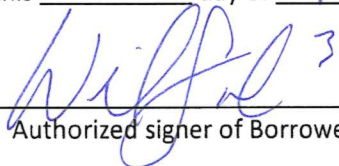
This proposal expires June 30, 2027, unless extended by M1 Specialty Finance in writing.

Sincerely,



Ellen Vossbrink
Senior Vice President

Accepted this 13th day of May, 2026.

By: 
Authorized signer of Borrower



Office of the City Manager

May 15, 2026

To:

Sarah Niemann
Niemann Consulting Inc

Dear Sarah,

On behalf of the City of Anderson, I am pleased to offer support for the Aston Pointe II development in its application to the South Carolina Housing Finance and Development Authority for Low-Income Housing Tax Credits. The City understands this project will be applying for State tax credits and, if awarded, will further expand quality affordable housing opportunities within our community.

The City remains committed to investing in public infrastructure that enhances accessibility and connectivity for residents. Specifically, the City intends to construct a bus stop shelter along Salem Church Road adjacent to the project site to serve area residents. This improvement represents an estimated public investment of \$20,000 and will provide a safe, accessible transit waiting area that supports mobility and connectivity for residents.

Additionally, the City of Anderson will invest approximately \$550,000 toward the construction of a new public playground initiative adjacent to the proposed housing community, in partnership with and with funding support from Paro Communities, a local nonprofit organization. This collaborative effort reflects a shared commitment to creating a high-quality recreational amenity that will serve residents, families, and the broader community.

All improvements and related future considerations are anticipated to be coordinated alongside the project development timeline and will remain subject to final design review and applicable City approvals throughout the permitting and development process.

These investments and partnerships reflect the City's ongoing commitment to supporting thoughtful residential growth and community-serving infrastructure improvements. Thank you for your consideration of this project that will benefit the Anderson community.

Sincerely,

David McCuen

David McCuen
City Manager

SITE DATA

LOCATION

DEVELOPER	DEVELOPER ADDRESS
SARAH K NIEMANN	8085 ANTHURUM L OOR SARASOTA FL 34241

ADDRESS	SALEM CHURCH RE
TMS #	PARTIAL 121009200

PARCEL AREA	1,000 ACRES
BUILDING SETBACKS	

	FRONT	25 FT
SIDES	15 FT	

	HEAR	20 F
BUFFERS		

ADJACENT PROPERTY 5FT-15 FT
WETLAND/CREEK 75 FT

PARKING

MINIMUM PARKING REQUIRED

PAIR 4 SPACE

RECREATION/ SCENIC AREA= 3.5 PARKING SPACES PER ACRE

TOTAL PARKING PROVIDED		14 SPACE
PARK		

MINIMUM ADA REQUIRED	PARK	1 SPACE
TOTAL ADA REQUIRED		

TOTAL ADA PROVIDED	PARK	Z SPACE	MIN. STALL DIMENSIONS
0	0	0	0 FT x 20 FT

MIN. AISLE WIDTH 24"

JURISDICTION	CITY OF ANDERSON
ZONING DISTRICT	RM-1

PROPOSED USE (PARK)	COMMUNITY PARK

2



CONDITIONS TAKEN FROM ANDERSON COUNTY GIS

(IN FEET)
1 INCH = 20 FT

ASTON POINTE II

COMMUNITY PARK

ITE DESIGN, INC.

275 Rocky Creek Road

Greenville, SC 29615
(864) 271-0496
www.StaDesignInc.com

PLAN BASED ON US DATA

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Hard Cost	Qty	Unit	Unit Rate	Subtotal	TOTAL
Clearing & Grading	1	LS	\$ 12,500.00	\$ 12,500.00	
Concrete Sidewalks/Parking	2,500	SF	\$ 10.50	\$ 26,250.00	
Asphalt Walking Trail	9,805	SF	\$ 8.00	\$ 78,440.00	
Benches	12	EA	\$ 800.00	\$ 9,600.00	
Picnic Shelter	1	EA	\$ 45,000.00	\$ 45,000.00	
Landscaping	1	LS	\$ 55,000.00	\$ 55,000.00	
2-5 Year Old Playground Equipment	1	EA	\$ 20,000.00	\$ 20,000.00	
5-12 Year Old Playground Equipment	1	EA	\$ 124,492.00	\$ 124,492.00	
Fencing	373	LF	\$ 120.00	\$ 44,760.00	
Playground Surface	250	SF	\$ 36.00	\$ 9,000.00	
Subtotal			Subtotal	\$ 425,042.00	
Contrator OH/GC				\$ 34,003.36	
			Total	\$ 459,045.36	\$ 459,045.36
Land Cost	1.0	ac	\$ 92,000.00	\$ 92,000.00	\$ 92,000.00
					\$ 551,045.36