

Lakeview Assets L.L.C.

20250 Harper
Detroit, MI 48225

(313) 881-8150
Fax (313) 884-0722

April 10, 2026

Chad Nelson
Market Place 2026 L.L.C.
20250 Harper Avenue
Detroit, MI 48225

RE: Acquisition Financing
Market Place Apartments
1333 Coronet Court
Rock Hill, SC

Dear Mr. Nelson:

Lakeview Assets L.L.C. ("LVA"), a Michigan limited liability company, hereby commits to provide acquisition financing to Market Place 2026 L.L.C. ("Borrower") in order to finance the acquisition of Market Place Apartments ("the Property") upon the following terms:

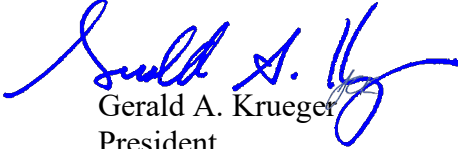
Loan Amount:	Not to exceed \$16,500,000.
Interest Rate:	Floating at Prime Rate published by Fifth Third Bank (currently 6.75% per annum)
Late Fees:	Any amount not paid on time shall be subject to an additional 3% per annum on such late amount until paid.
Collateral:	A non-recourse promissory note that will be secured by a first mortgage on the real property and a security interest in personal property comprising the Property.
Payment Terms:	Interest will accrue on a monthly basis on the outstanding principal balance. Payments will be made to the extent of available cash flow in the order and priority set forth in the Borrower's Operating Agreement.
Fees:	One percent (1.0%) of the Loan Amount.

Other Costs: Borrower shall pay all costs and reimburse LVA for all of its out-of-pocket expenses for legal, title work, filing fees, loan closing costs, loan servicing costs, etc.

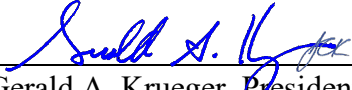
Term: Any amounts due shall be fully repaid 36 months from the loan closing date.

This loan commitment shall terminate unless LVA receives a signed copy from the Borrower no later than May 31, 2026.

Sincerely,


Gerald A. Krueger
President

Acknowledged and Accepted this 10th day of April 2026.

By: 
Gerald A. Krueger, President of
American Community Developers, Inc.,
Manager of MCFAH South Carolina L.L.C.,
Managing Member