

May 6, 2026

Knollwood Apartments II GP, LLC
Attn: Herbert Ivison
P.O. Box 12980
Jackson, MS 39236

RE: Knollwood Apartments II GP, LLC
822 Archie Street
Fort Mill, SC 29715

Dear Mr. Ivison,

M1 Specialty Finance has accepted your request for credit on the above captioned 52-unit community subject to the following terms and conditions:

Construction Loan:

Borrower: Knollwood Apartments II GP, LLC

Guarantor(s):

- Trinity Development, LLC
- TBD

Amount: Up to \$10,000,000.00

Type: Construction Draw

Term: 24 months

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

Rate: 6.50% Fixed at Closing

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

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:

- 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:

- 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 December 31, 2026, unless extended by M1 Specialty Finance in writing.

Sincerely,



Ellen Vossbrink
Senior Vice President

Accepted this 6th day of May, 2026.

By:



Authorized signer of Borrower