

WALKER & DUNLOP

June 25th, 2025

Mr. R.J. Pasquesi
9311 North Meridian Street, Suite 100
Indianapolis, IN 46260

Re: Camelia Ridge – Hartsville, SC

Dear Mr. Pasquesi:

Thank you for your interest in Walker & Dunlop's Fannie Mae MAH program. We have reviewed the pro forma prepared by you for Camelia Ridge located in Hartsville. The pro forma is consistent with the unit rental rate assumptions, total operating expenses, net operating income, and debt service coverage based on our current underwriting parameters and consistent with the loan terms indicated below and is preliminarily considered feasible, pending further diligence review. The debt service for each year maintains no less than a 1.15x debt coverage ratio. Additional terms are as follows:

Loan Amount:	\$12,900,000
Loan Type:	Fixed Rate
Minimum Debt Service Coverage:	1.15
Maximum Loan to Value:	90% of market value
Estimated Interest Rate:	6.15% (4.19% MMD + 1.96% spread), TBD at rate-lock
Loan Term:	180 months
Amortization:	35 years
Annual Payment:	\$898,302
Recourse:	Non-recourse, with standard carve-outs
Loan Security:	First Lien mortgage
Prepayment:	Yield Maintenance
Replacement Reserves:	\$250/unit minimum
Subordinate Debt Service:	Not to exceed 75% of Net Cash Flow

Additionally, we have performed a preliminary review of the credit worthiness of KCG Development, ADC Communities, and its Principals. At this time, Walker & Dunlop has no reservations with the Development Owner or any of the Principals. We anticipate no additional guarantors or financial strength will be needed to facilitate a loan to this borrower, other than those requirements disclosed herein. Walker & Dunlop's commitment to fund the loan is subject to receipt of satisfactory third party reports (appraisal, phase I environmental, and engineering study) and completion of its due diligence.

We look forward to working with you on this transaction.

Sincerely,

WALKER & DUNLOP

Kyle J. Peterson

Kyle J. Peterson
Managing Director – Multifamily Finance