

Development Program

Area: Domestic and International Projects (some exclusions do apply)

Investment amount: Minimum project amount of Five Million and Maximum Project amount is the sole discretion of Underwriters.

Guideline Basics: Capital covers 100% cost to build including hard and soft costs, land acquisition and project development. (Land will not be taken down before hand but we will work with other individuals/institutions who are willing to be short term land holders). These costs must all be verifiable and within market standards. Monthly capital draw downs will be paid on behalf of project as predicated by final approved draw schedule and project needs.

Equity Participation: Equity participations in project will be determined within formal underwriting and will be anywhere from Zero to Twenty Five Percent (0-25%) and will be paid upon the completion of development period or upon stabilization. This is a non-recourse program and conditions are solely delineated around the proposed project, its formation and the property in which the project will be built. Even though the program is non-recourse in way of liability, we do reserve the right to ask for and review tax returns and personal financial statements of any/all partners and businesses.

Deposit Requirements: A required cash deposit of Two to Ten Percent (2-10%) of project cost to build is required to be brought forth on behalf of Project. (This is not a down payment or cash injection). Deposit amounts will be determined by several variables and at the sole discretion of the Board of Directors. The project will be required to open a bank account in the name of the project/principle and place funds within that account. This account will also serve as the monthly draw down account for the entire build time of project. Deposit is required to remain in this account until the date formally agreed upon. No due diligence is taken from this deposit. We will not view current project equity or current monies injected into project in lieu of the required deposit. Additionally, we also reserve the right to ask for verifiable Proof of Funds prior to any communications with the client/project.

Required End Value Versus Cost to Build: End Valuation/Equations will vary based on project type and project's overall strength. These numbers will be determined during valuations and underwriting.